

Comhairle Chontae Atha Cliath Theas

PR/0272/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0534 **Application Date:** 19-Oct-2021
Submission Type: Additional **Registration Date:** 01-Feb-2022
Information

Correspondence Name and Address: CDP Architecture 4, The Mall, Main Street, Lucan, Co. Dublin

Proposed Development: Construction of a new ground floor single storey extension with roof lights; proposed dormer window to the rear; converting of existing attic space; new window to first floor bathroom to rear elevation; new bay window and porch to front elevation at ground floor level; revised pedestrian and vehicular access with pillars and gates; all associated site works.

Location: 101, Muckcross Avenue, Perrystown, Dublin 12, D12EW83

Applicant Name: Ciaran & Michelle Kavanagh

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.028816 Ha.

Site Description

The subject site is located within an established residential area at No. 101 Muckcross Avenue, Perrystown, Dublin 12, D12 EW83. The site is bounded to the north-west by Muckcross Avenue, to the north-east by No. 103 Muckcross Avenue, to the south-west by No. 99 Muckcross Avenue and to the south-east by a laneway providing access to the rear of properties along Muckcross Avenue and Rockfield Avenue. The surrounding area is generally characterised by residential dwellings of a similar size and scale to the subject site, with a village centre containing a shop, dentist and salon located approximately 130m to the west of the subject site.

The subject site is comprised of a north-west facing 2-storey terraced house with pitched roof profile, a hard standing off-street car parking area to the front (approximately 66.3sq.m), a rear south facing garden (approximately 48.6sq.m) with a large ancillary garden shed. The house contains an entrance hall, living room, kitchen and toilet at ground floor level and 2 bedrooms (one of which is ensuite) and a family bathroom at first floor level. The house is typical of the character of the surrounding streetscape and the wider area.

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Site Visit

23rd November 2021

Proposal

Permission is sought for the following:

- A single storey extension to the front of the existing dwelling, projecting approximately 1.53m from the existing front elevation and measuring 6.09m in width and 3.06m in height. The extension will provide a new porch for the dwelling entrance and a projecting bay window to the existing living room.
- A single storey flat roof extension to the rear of the existing dwelling, projecting approximately 5.69m from the existing rear elevation and measuring 5.85m in width and 3.14m in height. The extension will facilitate a larger kitchen and living area with access through 3m wide sliding doors onto a new decking area (approximately 10.4sq.m). The proposed rear extension will have a flat roof profile including a large roof light over the kitchen area and glazed roof over the seating area adjacent to the eastern elevation of the dwelling. The proposed rear extension will result in the reduction of the rear private amenity space from 48.6sq.m to 41.8sq.m (this measurement does not include the large existing shed and patio area and pathways).
- An attic conversion providing a flat roofed dormer extension to the rear to facilitate the provision of a home office (9.9sq.m). The proposed extension will project approximately 3.4m out from the ridge line of the existing dwelling.
- Revisions to the existing site access arrangements off Muckcross Avenue consisting of the provision of a 1m wide pedestrian entrance and 3.5m wide vehicular entrance to a newly gravel surfaced driveway. Both the proposed pedestrian and vehicular entrance will have 1.3m high pillars and 1m high gates.
- Soft landscaping works to the front and rear and all ancillary site works above and below ground.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

Strategic Environmental Assessment Sensitivity

No overlap indicated with the relevant environmental layers.

Submissions/Observations/Representations

Last date for Submissions/Observations – 22nd November 2021.

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None received.

Relevant Planning History

Subject Site

None recorded.

Neighbouring Sites

SD21B/0126 – No. 97, Muckcross Avenue, Kimmage, Dublin 12

First floor extension over existing ground floor room to the side of existing house; single storey extension to the rear of existing house and all associated site works. **Grant Permission, subject to conditions.**

SD21B/0050 – No. 100, Rockfield Avenue, Dublin 12 (Site located to the south east of the subject site on the other side of the access laneway)

Demolish garden shed to change use of existing garage to office/playroom; extend former garage, porch hall and living to front single storey extension; add new first floor gable extension and extend it 2m to rear; change new roof from hip to gable, to convert attic and extended attic over gable to store and add 2 'Velux' rooflights to front roof; construct new single storey extension to rear and form new garden gate to existing rear lane. **Grant Permission, subject to conditions.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

Consultations

Water and Drainage Services – Additional Information required.

Roads and Transport – no objection subject to conditions.

Irish Water – Additional Information required.

Relevant Policy in South Dublin County Development Plan 2016-2022

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

Objective 1

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11

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Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

*Section 6.3.0 Walking and Cycling
Policy TM3 Walking and Cycling*

Objective 3

To ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists within a safe and comfortable environment for a wide range of ages, abilities and journey types.

*Section 6.4.4 Car Parking
Policy TM7 Car Parking*

Objective 3

To ensure that car parking does not detract from the comfort and safety of pedestrians and cyclists or the attractiveness of the landscape.

*Section 7.1.0 Water Supply & Wastewater
Policy IE1 Water & Wastewater
Section 7.2.0 Surface Water & Groundwater
Policy IE2 Surface Water & Groundwater*

*Section 10.1.0 Energy Planning in South Dublin County
Policy E2 South Dublin Spatial Energy Demand Analysis*

Objective 2

To seek to reduce reliance on fossil fuels in the County by reducing the energy demand of existing buildings, in particular residential dwellings.

*Section 11.2.7 Building Height
Section 11.3.1 Residential
Section 11.3.1 (iv) Dwelling Standards
Section 11.3.1 (v) Privacy
Section 11.3.3 Additional Accommodation
Section 11.3.3 (i) Extensions
Section 11.7.2 Energy Performance in new Buildings
Section 11.8.0 Environmental Assessment*

South Dublin County Council House Extension Design Guide, 2010

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front extensions:

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Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Front extensions

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *Keep front boundary walls or railings, particularly if they are characteristic of the street or area.*
- *Try to maintain a minimum driveway length of 6m.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

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Rear extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*

Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped roof lines.*

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Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

“Section 5 – Dublin Metropolitan Area Strategic Plan”, in Regional, Spatial and Economic Strategy 2019 – 2031.

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).

The Planning System and Flood Risk Management: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as supplemented by ‘Planning Circular 02/2014 Flood Risk Management’, Department of the Environment, Community and Local Government (2014).

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)

Assessment

The main issues for assessment are:

- Zoning and Council Policy;
- Visual Impact and Residential Amenity;
- Vehicular Access and Parking;
- Water Services and Drainage;
- Environmental Impact Assessment;
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is permitted in principle under the land-use zoning objective ‘RES’ – ‘To protect and/or improve residential amenity’, subject to compliance with the relevant

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provisions of the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential Amenity

An assessment of each of the key elements of the proposed development and their potential impact on the visual and residential amenity of the existing dwelling and adjoining properties is outlined below.

Front Extension

The proposed front extension will project approximately 1.53m from the existing front elevation and measuring 6.09m in width and 3.06m in height. The extension will provide a new porch for the dwelling entrance and a projecting bay window to the existing living room. The proposed 1.53m projection is substantially in compliance with guidance and the Planning Authority is generally satisfied that the proposed front extension generally complies with the content of the House Extension Design Guide (2010).

Rear Extension

The proposed development includes the provision of a single storey flat roof extension to the rear of the existing dwelling, projecting approximately 5.69m from the existing rear elevation and measuring 5.85m in width and 3.14m in height. The extension will facilitate a larger kitchen and living area with access through 3m wide sliding doors onto a new decking area (approximately 10.4sq.m).

Having regard to the length of the existing garden and gardens of adjacent properties and having regard to the existing extension, constructed to the rear of No. 103 Muckcross Avenue, it is not considered that the proposed structure by way of its siting, depth and height would have an undue negative impact on the residential and visual amenity of the property in the vicinity of the site and is therefore generally acceptable.

Attic Conversion and Dormer Extension

The proposed attic conversion will consist of a flat roofed dormer extension to the rear to facilitate the provision of a home office (9.9sq.m). The proposed extension will project approximately 3.4m out from the ridge line of the existing dwelling.

Having regard to the content of the House Extension Design Guide in relation to Attic Conversions, the Planning Authority has concerns in relation to the proposed attic conversion and dormer extension as follows:

- The proposed dormer extension appears to be set back just 2 tile courses from the eaves line of the dwelling. It is noted that to ensure compliance with South Dublin

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County Council House Extension Design Guide (2010) the proposed dormer should be set back at least 3 tile courses from the eaves line. In this regard, a slight re-design of the dormer extension is required. The Planning Authority is satisfied that this may be addressed by way of a request for Additional Information or condition.

- The proposed dormer extension does not appear to be located below the ridge line of the existing dwelling. The Planning Authority is concerned that, owing to the size and scale of the proposed dormer extension, it may dominate the roof profile of the dwelling. In this regard a slight re-design of the proposed dormer extension is required. The Planning Authority is satisfied that this may be addressed by way of a request for Additional Information or condition.
- The proposed dormer extension would result in the creation of a large area of flat roof, which would dominate the pitch of the roof and significantly alter the roof profile of the existing dwelling. It is also noted that a portion of the proposed flat roof area would directly adjoin the pitched roof of No. 99 Muckross Avenue, creating a significant juxtaposition in the relationship between the two properties. The proposed dormer extension should be pulled back away from the roof boundary. In this regard the Applicant should re-assess the extent of flat roof area on the proposed dormer extension and the relationship with adjoining properties. The Planning Authority is satisfied that this may be addressed by way of a request for Additional Information.

Access Arrangements and Boundary Treatment

The proposed development includes the provision of revisions to the existing site access arrangements off Muckross Avenue consisting of the provision of a 1m wide pedestrian entrance and 3.5m wide vehicular entrance to a newly gravel surfaced driveway. Both the proposed pedestrian and vehicular entrance will have 1.3m high pillars and 1m high gates. This is generally acceptable.

Material Palette

It is noted that the material palette for the proposed development appears to be of a modern design.

The design and materials to be used in the proposed development appears to be of high quality and largely accords with the provisions of the House Extension Design Guide (2010) and would provide visual interest to the area.

Access and Parking

South Dublin County Council generally restricts vehicular entrances to 3.5m in width, in order to protect pedestrian safety and comfort and, thereby, fulfil the 'RES' zoning objective to protect

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residential amenity and the requirements of policies TM3 and TM7 of the County Development Plan.

The Planning Authority is satisfied that the proposed 3.5m vehicular entrance is in compliance with the Development Plan and will not impact pedestrian safety and comfort. It is also noted that the proposed development will not significantly alter the existing driveway length or car parking arrangements on the subject site. In this regard, the Planning Authority is satisfied that the proposed development is in accordance with the relevant policies and objectives.

The Roads and Transport Section of South Dublin County Council has assessed the proposal and has no objection, subject to the following conditions:

- The vehicular access points shall be limited to a width of 3.5 metres.
- The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
- Footpath and kerb shall not be altered. A distance of 600mm shall be maintained between the footpath and tree located in the grass verge in order to protect the tree.
- Any gates shall open inwards and not out over the public domain.
- All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

Water Services and Drainage

The Drainage and Water Services Section of South Dublin County Council have assessed the proposal and has requested Additional Information regarding surface water drainage plans and SUDS.

Irish Water has assessed the proposal and has requested Additional Information relating to water supply and foul water drainage drawings.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

The proposed development would generally, accord with the House Extension Design Guide and adhere to the key principles of proper planning and sustainable development. However, a number of concerns arise in relation to the attic/roof/dormer design and the water drainage. These concerns may be addressed by way of Additional Information and slight re-design of the proposed development.

Recommendation

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:

1. Having regard to the South Dublin County Council's House Extension Design Guide, 2010, in relation to Attic Conversions, the Planning Authority has concerns with the proposed design of the attic dormer extension. In particular, it does not appear to be subservient within the roof profile and it extends to, and abuts, the property at 99 Muchcross Avenue. The Planning Authority requests the applicant to submit revised proposals to clearly demonstrate that:
 - (i) The proposed dormer is set back at least 3 tile courses from the eaves line.
 - (ii) The proposed dormer extension is located below the ridge line of the existing dwelling by a minimum of 0.1m.
 - (iii) The creation of a large area of flat roof is minimised by relocating the dormer extension away from adjoining properties by a minimum of 0.5m and providing for a more simple form of design, which includes the staircase. The applicant is requested to submit revised rear elevational drawings, cross-sectional drawings and revised first and roof floor plans in response to this request.
2. The Drainage and Water Services Section of South Dublin County Council have assessed the proposal and have requested the following Additional Information:
 - (a) The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to

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the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdbublincoco.ie. All works are to comply with the Greater Dublin Regional Code of Practice for Drainage Works.

- (b) There does not appear to be any SuDS proposed (Sustainable Drainage Systems). The applicant is requested to submit a drawing to show what SuDS are proposed. Examples of SuDS include green roofs, blue roofs, permeable paving, filter drains, water butts and other such SuDS.
3. Irish Water has assessed the proposal and has requested the following Additional Information:
- (a) The applicant has not submitted water supply drawings for the proposed development. The Applicant is requested to submit a drawing in plan outlining the existing and proposed water supply layout for the development. Maps of the Public Watermains and Wastewater Drainage networks may be obtained, if available, for required locations by emailing: datarequests@water.ie. All proposals are to comply with the Irish Water Standard Details for water infrastructure available at: <https://www.water.ie/connections/WaterStandard-Details.pdf>.
 - (b) The applicant has not submitted foul water drainage plans for the proposed development. The Applicant is requested to submit a drawing showing the existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the Public Watermains and Wastewater Drainage networks may be obtained, if available, for required locations by emailing: datarequests@water.ie. All works are to comply with the Irish Water Standard Details for Wastewater Infrastructure available at: <https://www.water.ie/connections/Wastewater-Standard-Details.pdf>.

Additional Information

Additional Information was requested on 8th December 2021.

Additional Information was received on 1st February 2022.

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The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 1st February 2022:

- Cover Letter prepared by CDP Architecture dated 1st February 2022.
- Drawing Issue Sheet prepared by CDP Architecture
- Drawing No. 3.1.100 – Existing/Demolition Ground Floor Plan, First Floor Plan and Roof Plan prepared by CDP Architecture.
- Drawing No. 3.1.101 – Existing/Demolition Elevations and Section A-A.
- Drawing No. 3.1.200 – Proposed Ground Floor, First Floor and Second Floor Plans and Roof Plan prepared by CDP Architecture.
- Drawing No. 3.1.201 – Proposed Elevations 1-1, 2-2, 3-3 and Section A-A prepared by CDP Architecture.
- Drawing No. 3.1.202 – Proposed Elevations 4-4 and 5-5 prepared by CDP Architecture.
- Additional Information Report prepared by Lohan & Donnelly Consulting Engineers.
- Drawing No. 21282-LDE-ZZ-00-DR-C-1C01 – Proposed Drainage Connection Ground Level Site Plan prepared by Lohan & Donnelly Consulting Engineers.

The Additional Information provided by the Applicant will be assessed below in the context of the 3 No. items of Additional Information requested by the Planning Authority on 8th December 2021:

Additional Information Item No. 1

In response to Additional Information Item No.1 the Applicant has provided a Cover Letter and accompanying floor plan and section drawings.

- (i) The Applicant notes in their Cover Letter that the extent of the proposed dormer extension has been set back 3 No. tile courses from the eaves line of the existing

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dwelling. However, the Plan and Elevational views shown on the accompanying drawings appear to show the Dormer Extension set back 2.5 No. tile courses from the eaves line. Should the Planning Authority be minded to Grant Permission for the proposed development, the set back of the dormer extension at least 3 No. tile courses from the eaves line can be secured by way of CONDITION.

- (ii) As demonstrated in the Cover Letter and accompanying drawings provided by the Applicant, the extent of the proposed dormer has been reduced slightly to ensure it sits 100mm below the ridge line of the existing roof profile. This amendment is acceptable to the Planning Authority.
- (iii) The Cover Letter and accompanying drawings demonstrate that the Applicant has provided a minimum of 0.5m setback from the proposed dormer to the party boundary with the adjoining properties. This is welcomed by the Planning Authority. However, the staircase shown on the amended Second Floor Plan appears to be quite narrow, at approximately 400mm. In this regard a note should be attached requiring the Applicant to ensure the access arrangements for the proposed dormer comply with the Building Regulations 2010.

The Planning Authority is satisfied that Additional Information Item 1(i) and (ii) have been satisfactorily addressed and the associated design amendments can be secured by way of CONDITION. The amendments applied in response to Additional Information Item No. 1 (iii) raise concerns regarding the proposed staircase providing access to the dormer. The Planning Authority consider a CONDITION requiring compliance with the Building Regulations 2010 should address these concerns.

Additional Information Item No. 2

In response to Additional Information Item No.2 the Applicant has provided a Report prepared by Lohan & Donnelly Consulting Engineers and an accompanying drainage drawing.

The Drainage and Water Services Department have reviewed the Applicant's submission and have requested the following information:

- There are no soil percolation test results or design calculations submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

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- The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to the surface water drainage network.
- The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

Having regard to the Report provided by the Drainage and Water Services Department, the Planning Authority considers that Additional Information Item No. 2 has not been satisfactorily addressed by the Applicant. However, it is considered that the further information required by the Drainage and Water Services Section can be obtained through a CONDITION.

Additional Information Item No. 3

Irish Water have assessed the Additional Information provided by the Applicant and have indicated no objection to the proposed development, subject to the following conditions:

- All development shall be carried out in compliance with Irish Water's Standards, Codes and Practices for water.
- All development shall be carried out in compliance with Irish Water's Standards, Codes and Practices for wastewater.

Having regard to the Report provided by Irish Water, the Planning Authority considers that Additional Information Item No. 3 has been satisfactorily addressed by the Applicant and that compliance with Irish Water's Standards, Codes and Practices can be secured by way of CONDITION.

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Other Consideration

Development Contributions

Development Contributions	
Building Use Type Proposed	Floor Area (sq m)
Residential (Extension)	51.1
Previous Extension	N/A
Assessable Area	11.1

SEA Monitoring

SEA Monitoring Information	
Building Use Type	Floor Area (sq.m)
Residential (Extension)	51.1
Land Type	Site Area (Ha.)
Brownfield / Urban Consolidation	0.029

Conclusion

The Planning Authority welcomes the amendments applied in the Additional Information submitted by the Applicant. It is considered that the proposed development adheres to the content of the South Dublin County Development Plan 2016-2022, the South Dublin House Extension Design Guide (2010) and the key principles of proper planning and sustainable development.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

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SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 1st February 2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Design,
Prior to the commencement of development the applicant shall submit plan and elevational views of the proposed dormer extension demonstrating that it has been set back at least 3 tile courses from the eaves line.
REASON: To ensure compliance with the South Dublin House Extension Design Guide (2010).
3. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.

(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.
REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.
 - (i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
 - (iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of

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noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

4. Drainage.

Prior to the commencement of development, the applicant shall submit the following for the written agreement of the Planning Authority:

- (a) A report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
 - (b) A revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
 - (i) At least 5m from any building, public sewer, road boundary or structure.
 - (ii) Generally, not within 3m of the boundary of the adjoining property.
 - (iii) Not in such a position that the ground below foundations is likely to be adversely affected.
 - (iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
 - (v) Soakaways must include an overflow connection to the surface water drainage network.
 - (c) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.
- REASON: In the interest of public health and proper drainage design.

5. The Applicant shall ensure that:

- (i) The vehicular access points shall be limited to a width of 3.5 metres.
 - (ii) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (iii) Footpath and kerb shall not be altered. A distance of 600mm shall be maintained between the footpath and tree located in the grass verge in order to protect the tree.
 - (iv) Any gates shall open inwards and not out over the public domain.
 - (v) All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
- REASON: In the interest of traffic safety.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,159.84 (one thousand one hundred and fifty nine euros and eighty four cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made

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under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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REG. REF. SD21B/0534

LOCATION: 101, Muckross Avenue, Perrystown, Dublin 12, D12EW83

Colm Harte
**Colm Harte,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date:

28/2/22

Eoin Burke
Eoin Burke, Senior Planner