

Comhairle Chontae Atha Cliath Theas

PR/0276/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0598 **Application Date:** 25-Nov-2021
Submission Type: Additional **Registration Date:** 03-Feb-2022
Information

Correspondence Name and Address: Watson Fitzpatrick Associates 98 Woodlawn Park
Grove, Firhouse, Dublin 24

Proposed Development: Single storey and 2 storey extension to front of
existing dwelling.

Location: 20, Corbally Rise, Citywest, Dublin 24

Applicant Name: Owen Lawlor

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Description

The application site contains a semi-detached dwelling, situated within a predominantly residential area. The property has front and rear gardens.

Site Area: 0.0189 Ha. (Stated)

Proposal:

Single storey and 2 storey extension to front of existing dwelling.

Consultations:

Water Services: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Roads: Additional information requested.

Submissions/Observations /Representations

None received to date.

Relevant Planning History

Application Site:

No planning history.

Other Sites

SD06B/0295 Ground floor front extension with pitched roof over, existing attic conversion to get proposed dormer in roof at rear. **Permission Granted.**

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Relevant Enforcement History

None.

Pre-Planning Consultation

None.

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

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

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 in particular front extensions (considered relevant in this case):

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *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.*

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For front extensions:

- *Keep the extension simple and complementary to the style of the house 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,*
- *Try to expose and complement rather than hide or cover original distinctive features or 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,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large 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*

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)

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Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Services and drainage;
- Environmental impact assessment; and
- Appropriate assessment.

Zoning and Council Policy

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

Residential Amenity and Visual Impact

Single storey and 2 storey extension to front of existing dwelling.

The proposed single storey element would have a monopitch roof, meeting the first floor windows. The two storey element would have a front facing gable, which would complement the smaller front facing gable. The window and door details would match existing. Visually the proposal would have an acceptable impact.

The extension would be 2m deep. In accordance with the House Extension Design guide, front extensions should "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". In this instance it is considered there is a regular building line. Restricting the forward projection to 1.5m also protects the amenity of the adjacent occupiers.

In addition to this, the House Extension Design Guide recommends that extensions "Try to maintain a minimum driveway length of 6m". Roads has requested additional information, requesting the applicant submit a revised layout that shows a car parking arrangement with a minimum distance of 6m.

It is noted that the requirement to maintain 6m is guidance and an acceptable parking arrangement, which maintains less than this may be possible.

The applicant is therefore requested to submit revised drawings, indicating an extension that projects no more than 1.5m to the front and provides a functional parking area to the front.

Any changes to the driveway width proposed should be clearly set out in plan/elevation. It should be noted that driveway entrances of greater than 3.5m are generally not acceptable.

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Water Services

Irish Water and Water Services have no objection, subject to conditions.

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.

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.

Other Considerations

Development Contributions

The proposed development is a domestic extension of 13.5sq.m.

40sq.m exemption

The assessable area is Nil.

SEA Monitoring

Building Use Type Proposed Residential – House

Floor Area (sq.m) 13.5

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.0189

Conclusion

In conclusion, the principle of an extension is acceptable, however, additional information is required regarding car parking and the forward projection of the extension to ensure the proposed development would accord with the 'RES' land-use zoning and would not seriously injure the amenities of the area, and would accord with the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

Recommendation

Request Further Information.

Further Information

Further information requested: 28 January 2022

Further information received: 3 February 2022

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Consultations:

Roads:

Item 1:

The applicant is requested to submit revised drawings, indicating an extension that projects no more than 1.5m to the front and provides a functional parking area to the front.

A c. 6.0m driveway length is required for a car to park on curtilage. This is referred to in Section 4, Outside Space of the SDCC House Extension Design Guide 2010. The applicant is requested to reduce the depth of projection outwards from the main front building line of the existing dwelling so that there is a minimum 6.0m length provided for on curtilage vehicle parking and the depth of projection is a maximum of 1.5m as per SDCC House Extension Design Guide 2010.

Any changes to the driveway width proposed should be clearly set out in plan/elevation. It should be noted that driveway entrances of greater than 3.5m are generally not acceptable.

Applicant's response:

The applicant has reduced the front extension to 1.5m. 6m of driveway remains.

Assessment:

It is noted that the original plans indicated a driveway length of 5m. Scaling these plans indicate the driveway length was 5.5m. The revised plans now indicate a driveway length of 6m. Again, scaling the plans from the front of the extension to the boundary indicates a driveway length of 6m.

Roads has requested clarification of additional information regarding the driveway entrance and whether any changes are proposed.

It is noted that the applicant has not indicated that the vehicular access would change as part of the additional information submission. This was also not part of the original submission. It should therefore be taken that no changes are proposed in this instance. Should the applicant wish to change / widen the driveway, then a further planning permission would be required.

Other Considerations

Development Contributions

The proposed development is a domestic extension of 13.5sq.m.

40sq.m exemption

The assessable area is Nil.

SEA Monitoring

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Conclusion

In conclusion, subject to conditions, it is considered that the proposed extension would, subject to the alterations and other conditions attached herewith, accord with the 'RES' land-use zoning, would not seriously injure the amenities of the area, and would accord with the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

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.

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 3 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. Development Permitted
Permission is hereby granted solely for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.
REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.
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.

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(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.

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.

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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 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. Roads.

Any gates shall open inwards and not out over the public domain.

REASON: To protect the amenities of the area.

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.

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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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REG. REF. SD21B/0598

LOCATION: 20, Corbally Rise, Citywest, Dublin 24


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:

2/3/22


Eoin Burke, Senior Planner