

Comhairle Chontae Atha Cliath Theas

PR/0298/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0611 **Application Date:** 06-Dec-2021
Submission Type: Additional **Registration Date:** 09-Feb-2022
Information

Correspondence Name and Address: Niall Duggan 4, Carrigmore Close, Aylesbury,
Tallaght, Dublin 24

Proposed Development: Retention permission for ground floor front porch
with pitched roof over; permission for ground floor
side and rear extension with pitched roof over and 4
roof lights.

Location: 19, Hillsbrook Grove, Dublin 12

Applicant Name: Paul Doyle

Application Type: Permission and Retention

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.03 hectares

Site Description:

The application site contains a two storey, semi-detached/end-of-terrace house with a hipped roof, located on Hillsbrook Grove a cul-de-sac of similar dwellings. The surrounding area is residential in nature.

Site visited:

10 January 2022

Proposal:

Retention permission is sought for the following:

- Pitched roof front porch extension (3.3sq.m)

Permission is sought for the following:

- Construction of pitched roof ground floor side and rear extension (27sq.m) with a maximum height of approximately 3.8m

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Surface Water Drainage – Further information recommended

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Irish Water – Further information recommended

Submissions/Observations /Representations

Submission expiry date – 18/01/2022

No submissions or observations received

Relevant Planning History

None recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Section 11.3.3 Additional Accommodation

(i) Extensions

*The design of residential extensions should accord with the **South Dublin County Council House Extension Design Guide (2010)** or any superseding standards*

Relevant Government Guidelines

***Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities**, Department of the Environment, Heritage and Local Government (2008).*

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

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

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Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal is for retention of a single storey, pitched roof porch extension to the front (3.3sq.m) and permission for a 27sq.m side and rear extension with a hipped roof to front and pitched roof to rear to incorporate additional living space at ground floor level. No other alterations are noted from the drawings.

The front porch to be retained extends approximately 1.9m from the front building line. While this is in excess of the 1.5m recommended by the House Extension Design Guide, it is not considered excessive in the context of its size and location on the front elevation of the dwelling. A minimum driveway length of 5.6m is retained, with a maximum driveway length in excess of 7m. This is considered acceptable given the location of the vehicular entrance to the site, resulting in cars parked to the side of the porch, and not directly in front with the shortened driveway. The style of the porch and the materials used are complementary to the existing dwelling.

Based on the above, retention of the porch is considered acceptable.

The proposed extension would be setback approximately 1.1m from the original front building line of the house, with a maximum height of approximately 3.8m. When viewed from the front the extension would have a hipped roof, with one window on the front elevation. Materials would match the existing dwelling. To the rear the extension would protrude approximately 3.5m. Despite an existing shed at the end of the rear, a rear garden in excess of 100 sqm would be retained and this is considered acceptable. Side access is retained, with a distance of 1.3m between the extension and the side boundary. There would be 4 rooflights on the roof of the side and rear extension. Given the size, location and orientation of the extension it is not considered that there would be any detrimental impacts to neighbouring properties through loss of light, overshadowing or overlooking. It is considered that the proposed development is compliant with the recommendations of the House Extension Design Guide and the policies and objectives of the Development Plan 2016-2022.

Based on the above, the proposed extension is considered acceptable.

Services, Drainage and the Environment

Water Services has reviewed the application and has recommended further information is sought as follows:

The applicant is required to submit a drawing showing the distance between the proposed extension and the existing private surface water drain to the south west of the

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site. The drawing shall show the invert level of the existing surface water drain in relation to the proposed foundations. Drawings must show that the existing drain will not be adversely affected by loading being imposed from the proposed development. 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@sdublincoco.ie.

In the event of a grant, Water Services has recommended a **condition** be attached requiring the provision of water butts.

Irish Water has reviewed the application and has recommended **further information** be sought in relation to foul water as follows:

The applicant is required to submit a drawing showing the distance between the proposed extension and the existing private foul drain to the south west of the site. The drawing shall show the invert level of the existing foul drain in relation to the proposed foundations. Drawings must show that the existing drain will not be adversely affected by loading being imposed from the proposed development. 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@sdublincoco.ie.

In the event of a grant Irish Water has recommended standard **conditions** in relation to compliance with Irish Water standards codes and practices.

It is considered prudent to request the recommended **further information** to ensure there are no impacts on existing private surface water and foul drainage in the area. In the event of a grant, recommended **conditions** should be attached to ensure provision of SuDS and compliance with best practice.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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 real 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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Conclusion

Having regard to the consultations from Water Services and Irish Water, it is considered that additional information is required as follows:

- The applicant is required to submit drawings showing the distance between the proposed extension and the existing private surface water drain and private foul drain to the southwest of the site. The drawings shall show the invert level of the existing surface water and foul drains in relation to the proposed foundations. Drawings must show that the existing drains will not be adversely affected by loading being imposed from the proposed development. 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@sdublincoco.ie.

Recommendation

Request Further Information.

Further Information

Further Information was requested on 07/02/2022

Further Information was received on 09/02/2022

Consultations

Surface Water Drainage – No objection, conditions recommended

Irish Water – No objection, conditions recommended

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

The applicant is requested to submit drawings showing the distance between the proposed extension and the existing private surface water drain and private foul drain to the southwest of the site. The drawings shall show the invert level of the existing surface water and foul drains in relation to the proposed foundations. Drawings must show that the existing drains will not be adversely affected by loading being imposed from the proposed development. 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@sdublincoco.ie.

Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 9th February 2022.

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Water Services and Irish Water have reviewed the additional information provided and have stated no objection to the development, subject to standard **conditions** regarding the inclusion of water butts and compliance with Irish Water standards, codes and practices. These **conditions** are considered appropriate in the event of a grant.

Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – 'To protect and/or improve residential amenity', and the relevant provisions in the County Development Plan 2016-2022 and is considered acceptable.

Other Considerations

Development Contributions Assessment Overall Quantum

Retention:	3.3sq.m porch
Proposed extension:	27sq.m habitable rear extension
Assessable Area:	3.3sq.m (retention)

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	30.3sq.m
Land Type:	Urban Consolidation.
Site Area:	0.03 hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

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 & Grant Retention 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 -

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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 retained in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 09/02/2022, 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. Surface Water.
Water butts shall be included as part of Sustainable Drainage Systems (SuDS) features for the proposed development.
REASON: To ensure adequate provision of SuDS measures.
3. Irish Water
All works shall comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure and Wastewater Infrastructure.
REASON: In the interest of public health and to ensure adequate water and wastewater facilities.
4. (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,

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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.

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

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- 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.

5. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €344.82 (three hundred and forty four euros and eighty two 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 under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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.


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REG. REF. SD21B/0611

LOCATION: 19, Hillsbrook Grove, Dublin 12



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant Retention 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:

8/3/22



Eoin Burke, Senior Planner