

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0026 **Application Date:** 24-Jan-2022
Submission Type: New Application **Registration Date:** 24-Jan-2022

Correspondence Name and Address: Michael Frain 4, Seafield Park, Booterstown,
Blackrock, Co. Dublin.

Proposed Development: Removal of existing ground floor porch structure and chimney to side elevation; construction of new single storey extension to the front and side elevations; construction of a new single storey extension to the rear elevation; construction of a new first floor extension to front elevation; alterations to existing first floor structure to allow for a revised pitched roof design with a roof light and rooflight to rear roof slope; installation of external insulation to existing dwelling and proposed new elements; all associated internal alterations, demolitions, site boundaries, landscaping, drainage and ancillary works.

Location: 30, Ashfield Drive, Kingswood, Dublin 24 D24V66T

Applicant Name: John and Dervilla Sheils

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.0419 Hectares.

Site Description:

The site is located in the established residential area of Ashfield Drive. The dwelling is considered to be somewhat secluded on this end of road cul de sac location and overlooks a public footpath to the east of the site. The dwelling is individual as it is detached within a road of semi-detached dwellings with hipped roofs, and a similar The external finishes on the front elevation of the dwelling comprise red brick finishing at ground and nap plaster finish first floor level, with a consistent building line.

The streetscape of Ashfield Park is residential and characterised by dwellings of similar design, some with hip roof profiles and gable breakfronts. To the east of the site is Kingswood Shopping Centre, Tallaght.

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

Proposal:

- Removal of existing ground floor porch structure and chimney to side elevation;
- construction of new single storey extension to the front and side elevations;
- construction of a new single storey extension to the rear elevation;
- construction of a new first floor extension to front elevation;
- alterations to existing first floor structure to allow for a revised pitched roof design with a roof light and rooflight to rear roof slope;
- installation of external insulation to existing dwelling and proposed new elements; all associated internal alterations, demolitions, site boundaries, landscaping, drainage and ancillary works.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage – Further Information requested.

Irish Water – No objections subject to standard conditions.

SEA Sensitivity Screening – No overlap indicated.

Submissions/Observations /Representations

A letter of objection was received from 28 Ashfield Drive (Adjacent Property to the west). No reasons for objection were stated.

Relevant Planning History

SD16B/0094- 27, Ashfield Park, Dublin 24. SDCC **Granted Permission** to Construction of a dormer extension to rear of existing attic space and extension of side gable wall and hipped roof of an existing two storey dwelling.

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

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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.

Policy H18 Objective 2:

- 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 2.4.0: Residential Consolidation – Infill, Backland, Subdivision & Corner Sites
Policy H17 Residential Consolidation

Policy H17 Objective 3:

To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation.

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Table 11.20: Minimum Space Standards for Houses

Section 11.3.1 (v) Privacy

Section 11.3.2 Residential Consolidation

Section 11.3.2 (i) Infill Sites

Section 11.3.2 (ii) Corner/Side Garden Sites

Development on corner and/or side garden sites should meet the criteria for infill development in addition to the following criteria:

- The site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings,
- The dwelling(s) should generally be designed and sited to match the building line and respond to the roof profile of adjoining dwellings,

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

- The architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings,
- Where proposed buildings project forward of the prevailing building line or height, transitional elements should be incorporated into the design to promote a sense of integration with adjoining buildings and
- Corner development should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

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

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.*
- *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.*

Side extensions:

- If the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.
- Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.
- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

Rear Extensions:

- *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.*

Section 4: Do not overlook, overshadow or have an overbearing impact on neighbouring properties.

- It is important to take account of any significant changes in site level between neighbouring properties, and the orientation of the properties and proposed extension, as these factors may increase or decrease the overbearing or overshadowing impact.

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a front/side and rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide. The change of use is considered acceptable.

Residential & Visual Amenity

The dwelling is considered to be somewhat secluded on this end of road cul de sac location and overlooks a public footpath to the east of the site. The dwelling is individual as it is detached within a road of semi-detached dwellings. The proposal is considered acceptable in principle.

Front Extension

The proposal outlines the removal of existing ground floor porch structure. While there is no objection in principle to the front extension, the proposal projects 1.9m southwards from the front of the building. It is noted that the existing front porch already projects 2.3m forward of the

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

front building line. The replacement projected size is contrary to the provisions of the House Extension Design Guide in relation to front extensions which includes the provision:

- *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.*

However, in this instance, the proposed 1.9m depth is acceptable having regard to the existing front porch.

Side Extension

The footprint of the existing dwelling is not overtly changing. The applicant proposes alterations to the existing first-floor structure to allow for a revised pitched roof design with a roof light and rooflight to rear roof slope. The proposed ground floor side extension projects circa 1m in width from the west side of the property. The proposal is adjacent to the boundary wall but is not built upon it. The proposal reflects a contemporary extension on the existing dwelling and the character, design, and fenestration of the existing house is considered to integrate cohesively to the visual and residential amenities of the area. The flat roof ground floor proposal contrasts with the first floor pitched roof profile and is considered seamless in scale, size and context to the main dwelling and considered consistent with the provisions of the House Extension Design Guide in relation to corner side extensions.

Having regard to the moderate changes in scale and form from the original dwelling, it is deemed that the proposal shall cause no overbearing impact or overshadowing to the neighbouring properties to the west and is broadly consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Rear Extension

Having regard to the moderate depth of the proposed rear extension that projects 0.7m from the rear building line, it is considered that the proposed extension would not give rise to any significant overshadowing of the adjoining property and therefore would not impact negatively on the amenities of the property at No. 28 Ashfield Drive to the west, Thus, the proposal would be consistent with the guidance set out in Section 4 of the South Dublin County Council House Extension Design Guide (2010)

Installation of roof light to rear roof

The proposed installation of a rooflight to the rear roof slope of the dwelling is considered acceptable in terms of impacts on the visual and residential amenity of the area.

The over all 22.6sq.m development complies with the design guidelines for extensions as set out in the in the '*House Extension Design Guide*' in the current South Dublin County Council Development Plan 2016-2022 and therefore a grant of permission is recommended.

Services & Drainage

Water Services requested additional information having regard to the submission of soil percolation test results, design calculations or dimensions for the proposed soakaway. Revised

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway are also requested.

It is deemed that the requirements of the Water Services Department can be obtained prior to commencement of development in the event of a grant of permission.

Irish Water has no objections to the development, subject to following standard conditions.

- Water - All works shall comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure. Reason: In the interest of public health and to ensure adequate water facilities.
- Foul - All works shall comply with the Irish Water Standard Details & Code of Practice for WasteWater Infrastructure. Reason: In the interest of public health and to ensure adequate wastewater facilities.

The above **conditions** shall apply in the event of a grant of permission.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Extension:	22.6sq.m
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:	Residential
Floor Area:	22.6sq.m
Site Area:	0.0419 Hectares.

Conclusion

Having regard to the 'RES' land-use zoning objective of the site and regard to the provisions of the South Dublin County Council Development Plan with the overall design and scale of the development it is considered that, subject to the conditions set out below, the development would

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

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.

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 in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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. Drainage - Surface Water.
Prior to the commencement of development, the applicant/developer 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.

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

(v) Soakaways must include an overflow connection to the surface water drainage network.

(c) Should a soakaway prove not to be feasible, then the applicant shall submit the following:

(i) Soil percolation test results demonstrating a soakaway is not feasible

(ii) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems)

- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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

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.

(1) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(2) All development shall be carried out in compliance with Irish Water Standards codes and practices.

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

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

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 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.

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

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: 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.

Comhairle Chontae Atha Cliath Theas

PR/0354/22

Record of Executive Business and Chief Executive's Order

REG: REF: SD22B/0026

LOCATION: 30, Ashfield Drive, Kingswood, Dublin 24 D24V66T

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:

21/3/22



Eoin Burke, Senior Planner