

# Comhairle Chontae Atha Cliath Theas

**PR/0355/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21B/0609      **Application Date:** 03-Dec-2021  
**Submission Type:** Additional      **Registration Date:** 25-Feb-2022  
Information

**Correspondence Name and Address:** Paul Flanagan, Flanagan Architects 8 Argus House,  
Greenmount Office Park, Harold's Cross, Dublin 6W

**Proposed Development:** Alterations to the front and rear elevations; single  
storey extension to rear of existing dwelling.

**Location:** 53, Wainsfort Road, Terenure, Dublin 6w

**Applicant Name:** Majella Slevin & Padraig Woods

**Application Type:** Permission

(COS)

### **Description of Site and Surroundings**

Site Area: stated as 0.04 Hectares on the application.

Site Visit: 23<sup>rd</sup> of December 2021.

### **Site Description**

The subject site is located on Wainsfort Road within an existing housing estate in Terenure. The site consists of a two storey, semi-detached dwelling with a hipped roof and existing extensions to the front, side and rear. The streetscape consists of housing of a similar form and character.

### **Proposal**

Permission for alterations to the front and rear elevations; single storey extension to rear of existing dwelling.

### **Zoning**

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

### **Consultations**

Water Services – further information requested in relation to surface water.

Irish Water – further information requested in relation to foul water.

SEA Sensitivity Screening – no overlap indicated.

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### **Submissions/Observations /Representations**

None received.

### **Relevant Planning History**

#### *Subject site*

S99B/0636

Single storey extensions at front and rear, 2 storey extension at side incorporating garage conversion. **Permission granted.**

#### *Adjacent sites*

SD14B/0046 55 Wainsfort Road

Demolition of the existing garage to the side and the construction of new two storey extension with pitched roof; new single storey extension to rear with flat roof; addition of new porch and projection; conversion of attic with new dormer windows to rear; widening of vehicular access.

**Permission granted.**

SD05B/0198 51 Wainsfort Road

Garage conversion and kitchen extension to the rear, two bedrooms over the garage and kitchen extension, a 'velux' rooflight in the roof at the rear and ancillary works to the dwelling house.

**Permission granted.**

### **Relevant Enforcement History**

None relevant to the subject site.

### **Pre-Planning Consultation**

None recorded for the subject site according to APAS.

### **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.*

#### *Policy H18 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).*

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*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 11.4.2 Car Parking Standards*

*Table 11.24 Maximum Parking Rates (Residential Development)*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension design guide contains the following guidance on house extensions, including rear extensions.

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.*

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.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

### **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.*

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*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).*

*Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).*

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

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).*

### **Assessment**

The main issues for assessment relate to:

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

### ***Zoning and Council Policy***

The proposed development is consistent in principle with zoning objective RES – ‘*To protect and/or improve residential amenity*’. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

### ***Visual and Residential Amenity***

The proposed development would provide for alterations to the front and rear elevations and the construction of a single storey rear extension. The existing windows on the front and rear elevation would be replaced with new aluminium/wood windows. The new windows would match the existing fenestration and so these alterations are therefore acceptable. The existing double doors to the rear would be replaced with a window. A new door to the rear garden would be provided on the new extension.

The existing rear extension would be further extended by approx. 2.7m. However, it is noted a total extent of approx. 6.1m (depth) and approx. 4.8m (width) of the rear extension would be redesigned. The new extension would be approx. 0.9m from the closest side boundary (northern), with No. 51 Wainsfort Road. The extension would be approx. 3.6m in height at parapet height. Given the height and extent of the redesigned and extended part of the rear extension the Planning Authority has concerns in regard to the potential overbearing impacts on No. 51 Wainsfort Road. The proposed extent of the extension might be acceptable should the applicant

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reduce the height of the extension from 3.6m and demonstrate that the revised proposal would not significantly negatively impact No. 51. **This should be requested via additional information.** A full set of revised drawings should be submitted for assessment. A proposed elevational drawing of the northern side of the development should be submitted.

The extension would have a flat roof, which is compliant with the House Extension Design Guide, given that it would not be highly visible from the surrounding area. The proposed external materials, including brickwork, would match the existing dwelling. The proposal would provide for the extension and rearrangement of the kitchen, family and dining areas at ground floor level. It would leave sufficient rear amenity space to comply with the County Development Plan.

The drawings state that the existing gap between the parapet walls at the subject site and No. 51 would be blocked up and finished to match existing and capped with a concrete capping. A note should be added in the event of a grant of permission advising that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

In summary, the proposed development is considered to comply with the guidance set out in the South Dublin County Council House Extension Design Guide (2010) and would have an acceptable impact in terms of residential and visual amenity.

### ***Services and Drainage***

Water Services has reviewed the proposed development and requests further information in relation to surface water:

*1.1 The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, 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@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).*

*1.2 The applicant is required to submit a drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development.*

Irish Water has reviewed the proposed development and requests further information in relation to foul water:

*2.1 The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water*

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*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 in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).*

These reports are noted, and these items should be **requested via additional information**.

### ***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.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, 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.

### **Recommendation**

Request Further Information.

### **Further Information**

Further Information was requested on the 7<sup>th</sup> of February 2022

Further Information was received on the 25<sup>th</sup> of February 2022 (not deemed significant).

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### **Further Information Consultations**

Water Services – no objection subject to conditions.

Irish Water – no objection subject to conditions.

### **Assessment**

#### ***Item 1 Requested***

*Given the height and extent of the redesigned and extended part of the rear extension the Planning Authority has concerns in regard to the potential overbearing impacts on No. 51 Wainsfort Road. The proposed extent of the extension might be acceptable should the applicant reduce the height of the extension from 3.6 m and demonstrate that the revised proposal would not significantly negatively impact No. 51. The applicant is requested to submit a revised proposed development addressing this concern. A full set of revised drawings should be submitted for assessment. A proposed elevational drawing of the northern side of the development should be submitted.*

Assessment:

The overall height of the proposed extension has been reduced to approx. 3.75 m (from 3.9 m). A shadowing study and visual impact assessment has been submitted. A proposed northern elevation has also been submitted. Given the submitted information it is considered that the revised extension would be acceptable. It is therefore considered that this item has been satisfactorily addressed.

#### ***Item 2 Requested***

*The applicant has not submitted surface water drainage plans for the proposed development and is therefore requested to submit the following:*

*(a) A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to 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@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).*

*(b) A drawing showing plan and cross sectional views of proposed SuDS (Sustainable Drainage Systems) features for the development.*

Assessment:

The applicant has submitted further information in relation to surface water drainage. They propose to include a sedum roof on the new flat roof of the extension and a water butt. Water

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Services has reviewed the information submitted and has no objection subject to standard conditions.

### ***Item 3 Requested***

*The applicant has not submitted foul water drainage plans for the proposed development. The applicant is therefore requested to submit a drawing showing 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 in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). All development shall be carried out in compliance with Irish Water Standards codes and practices.*

### Assessment:

The applicant has submitted further information in relation to foul water drainage. Irish Water has reviewed the information submitted and has no objection subject to standard conditions.

### Summary:

It is therefore considered that the further information items have been addressed satisfactorily subject to conditions.

### **Development Contributions**

Pre-existing extensions over 40sq.m

New extension of 12sq.m

Assessable area = 12sq.m

### **SEA monitoring**

Building Use Type Proposed: Residential

Floor Area: 12sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.04 Hectares.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development;



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It is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, 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.

### **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 the 25th of 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. (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

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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.

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

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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.

### **3. Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €1253.88 (One Thousand, Two Hundred and Fifty Three Euro and Eighty Eight Cent), 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 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.

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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.

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**REG. REF. SD21B/0609**

**LOCATION: 53, Wainsfort Road, Terenure, Dublin 6w**

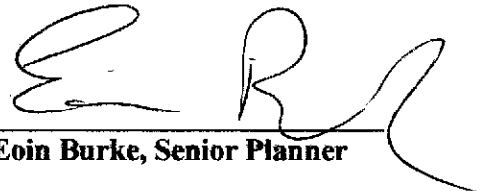
*Colm Harte*

**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:**

24/3/22



**Eoin Burke, Senior Planner**