

Comhairle Chontae Atha Cliath Theas

PR/0408/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0042 **Application Date:** 03-Feb-2022
Submission Type: New Application **Registration Date:** 03-Feb-2022
Correspondence Name and Address: P. Watson 98 Woodlawn Park Grove, Firhouse,
Dublin 24
Proposed Development: Retention of relocated entrance door to front
elevation from side elevation.
Location: 54 Knocklyon Green Knocklyon Dublin 16
Applicant Name: John Friar
Application Type: Retention

(NM)

Description of Site and Surroundings:

Site Area: 0.024 Hectares.

Site Visit: 09/03/2022

Site Description:

This dwelling is located on a corner site in the established residential Knocklyon Green estate. It is a two storey, semi-detached gable roofed property with an extension to the back and rear. The area has a relatively uniform building line. The property fronts on to Knocklyon Green to the north.

Proposal:

- Retention of relocated entrance door to front elevation from side elevation.

Zoning:

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

Consultations:

Irish Water - No report received.

Surface Water Drainage - No objection subject to standard conditions.

Submissions/Observations /Representations

None recorded for subject site.

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Representations

None received

Relevant Planning History

Subject site

SD19A/0303 – **Permission Granted** - Two storey, three bedroom house in lieu of existing family flat.

S01B/0184 – **Permission Granted** - Demolish existing garage and to erect new garage and utility room with pitched roof at side.

S00A/0204 – **Permission Refused** - Demolish existing garage, study, bathroom and utility room to side and proposed new detached house inside garden.

S99A/0191 – **Permission Granted subject to conditions and Refuse Permission** - Extension to existing house and new 2 bedroomed bungalow adjacent to existing dwelling.

Adjacent Sites

SD05A/0992 – **Permission Granted** - The revised proposal is to consist of: new detached two storey house to side of existing dwelling to include demolition of existing single storey area, alterations to existing dwelling, provision of 2 no. new off street, car-parking spaces, boundary wall, detached garage to rear, surface water soakaway and all associated site works.

S98A/0848 – **Permission Granted** - Two storey detached house at side.

Relevant Enforcement History

S7112 Status: Closed (1.non compliance with cons 1 & 3 of pp S01B/0181. 2. Structure in rear garden) – Complies with permission

S1463 Status: Closed (Pre APAS) Roof on Extension

Pre-Planning Consultation

None

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

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

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Section 11.3.2 (ii) Corner/Side Garden Sites of the South Dublin County Council Development Plan 2016-2022 :

- *in order to avoid blank facades and maximise surveillance of the public domain.*

South Dublin County Council House Extension Guide (2010).

Relevant Government Guidelines

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

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

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

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, (2008)

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

A development consisting of moving an entrance door 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.

Residential and Visual Amenity

Residential Amenity

The proposal refers to the retention of the relocation of the main access door from the side gable end (west) to the front of the property (north). Under the previous ground floor layout there was a bedroom to the east and a study to the west and the main entrance to the side was located behind these two rooms. Under the new layout, the bedroom has been replaced by the newly

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located main entrance which is proposed to be retained and resulting hall and the study has been widened. This is acceptable in principle.

Visual Amenity

The properties in the direct vicinity all have the main access to the front of the dwelling and as such, the proposed retained front access would be in keeping with the visual amenity of the surrounding area. On inspection of the unit, the boundary wall to the west was higher than the previous side entrance which appears to be an existing wall. There will be a window positioned where the side entrance was as stated in the drawings. There are two other existing ground floor windows, but they do not offer passive surveillance of the area given the height of the boundary wall. There are however, 2 windows at the first floor level on the gable end (west). Given the height of the boundary wall to the west, passive surveillance is not increased by having the main entrance located at the side elevation rather than the front and therefore permission for retention is recommended.

Service water and drainage

Surface Water Report

No objections subject to standard conditions.

Flood Risk

No objections subject to standard conditions

Water Report

Not applicable.

Foul Drainage Report

Not applicable.

Conclusion

No report suggests that there are any issues with the retention of this development.

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 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 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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Development Contributions

Development Contributions Assessment Overall Quantum

Retention of relocated entrance door 0sq.m
Assessable Area: NIL

SEA Monitoring Information

Building Use Type Proposed:
Floor Area: 0sq.m
Land Type: Urban Consolidation.
Site Area: 0.024 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 the proposed retention of the relocated entrance door would be acceptable.

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 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 - 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 retained and completed fully in accordance with plans, particulars and specifications lodged with the application.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.

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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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REG. REF. SD22B/0042

LOCATION: 54 Knocklyon Green Knocklyon Dublin 16

jjohnston

Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for 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: 30/3/22



Eoin Burke, Senior Planner