

Comhairle Chontae Atha Cliath Theas

PR/0451/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0052 **Application Date:** 09-Feb-2022
Submission Type: New Application **Registration Date:** 09-Feb-2022
Correspondence Name and Address: Ken Byrne, Project Design Architect Unit 1, Beech Court Business Park, Kilcoole, Co. Wicklow
Proposed Development: Single storey 23sq.m extension to the rear and side of the existing residential dwelling to extend the existing kitchen/dining area and to provide a new office space and wc. To the front elevation, alterations will consist of a single storey extension to meet the property boundary, with a zinc clad parapet roof.; drainage alterations and associated ground works; brick boundary wall to northern boundary.
Location: 2, Canonbrook Park, Lucan, Dublin, K78KP29
Applicant Name: Paul Farrell
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.021 hectares.

Site Description:

The application site contains a two storey, semi-detached, located on Canonbrook Park in a row of similar dwellings. The surrounding area is residential in nature

Site visited:

10 March 2022

Proposal:

Permission is sought for the following:

- Construction of a single storey, flat roof extension to the rear and side (22.67sq.m)
- Alterations to northern boundary

Zoning:

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

Consultations:

Roads – No objection

Comhairle Chontae Atha Cliath Theas

PR/0451/22

Record of Executive Business and Chief Executive's Order

Surface Water Drainage – **Further information** recommended
Irish Water – No objection, **conditions** recommended

SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 15/03/2022
No submissions or objections 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
- Roads
- Services, Drainage and the Environment

Comhairle Chontae Atha Cliath Theas

PR/0451/22

Record of Executive Business and Chief Executive's Order

- Appropriate Assessment
- Environmental Impact Assessment

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 includes a rear and side single storey, flat roof extension to facilitate an open plan living area, downstairs toilet and home office. No other external alterations are noted from drawings.

To the rear the extension would protrude 2.5m from the rear building line of the main dwelling and would be the entire width of the plot (6.101m). The extension would have a height of 3.031m, 1.2m higher than the existing site boundary. The entire rear wall would comprise glazing. Given the scale of the extension and orientation of the site, it is not considered that there would be significant impacts on neighbouring dwellings by way of loss of light/privacy or overshadowing. A rear garden in excess of 70sq.m would be retained and this is considered acceptable. Part of the northern site boundary would be altered to from post timber fencing to masonry wall, subject to neighbour consent.

At the front, the extension would be setback from the front building line of the main dwelling, with a window placed on the front elevation to match existing fenestration. While the flat roof would not match the existing roof style of the dwelling, it is considered acceptable and clearly identifies the extension as a later addition to the dwelling. The parapet height of the flat roof extension appears higher than the peak of the hipped roof over the front porch. A **condition** should be attached stating that the parapet height shall not exceed the height of the hipped roof to front, and drawings should be submitted for approval prior to commencement of development.

Based on the above, the proposed extension is considered acceptable and would be visually acceptable and would not adversely impact residential amenity.

Roads

The Roads Department has reviewed the application and stated no objection. Their report does not recommend any conditions.

Services, Drainage and the Environment

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

Comhairle Chontae Atha Cliath Theas

PR/0451/22

Record of Executive Business and Chief Executive's Order

- 1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaways. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*
- 1.2 The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaways. 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.*
 - (v) Soakaways must include an overflow connection to the surface water drainage network.*

As these are the only recommended items for additional information, it is considered appropriate to request the above information by **condition** in the event of a grant.

Irish Water has reviewed the application and has stated no objection, recommending **conditions** that all works comply with Irish Water standards, codes and practices. These should be included in the event of a grant.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension. Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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.

Comhairle Chontae Atha Cliath Theas

PR/0451/22

Record of Executive Business and Chief Executive's Order

Other considerations

Development Contributions

No existing extensions

Proposed extension (habitable): 22.67sq.m

Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed: Residential extension

Floor Area: 22.67sq.m

Land Type: Brownfield / Urban Consolidation

Site Area: 0.021 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 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

Comhairle Chontae Atha Cliath Theas

PR/0451/22

Record of Executive Business and Chief Executive's Order

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 dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) All works shall comply with the Irish Water Standard Details & Code of Practice for Water Infrastructure and Wastewater Infrastructure

(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

Comhairle Chontae Atha Cliath Theas

PR/0451/22

Record of Executive Business and Chief Executive's Order

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.

3. Amendments.

All of the parapet height of the flat roof extension shall not exceed the maximum height of the hipped roof over the front entrance on the front elevation.

REASON: In the interests of visual amenity

4. Water Services

Prior to the commencement of development, the applicant shall submit the following:

- (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) revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaways. 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.

Comhairle Chontae Atha Cliath Theas

PR/0451/22

Record of Executive Business and Chief Executive's Order

(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.

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

(c) The applicant shall include water butts as part of SuDS (Sustainable Drainage Systems)

REASON: To ensure adequate SuDS measures are incorporated into the development

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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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.

Comhairle Chontae Atha Cliath Theas

PR/0451/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0052

LOCATION: 2, Canonbrook Park, Lucan, Dublin, K78KP29

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 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: 05/04/2022

Colm Harte

Colm Harte,
Senior Executive Planner