

Comhairle Chontae Atha Cliath Theas

PR/0460/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0060 **Application Date:** 14-Feb-2022
Submission Type: New Application **Registration Date:** 14-Feb-2022
Correspondence Name and Address: Patrick Kavanagh 101, Baggot Street Lower, Dublin 2, D02TY29
Proposed Development: (a) A new two storey extension to front elevation; (b) new first floor extension over existing single storey element at side elevation; (c) minor internal modifications; (d) connection to existing on-site services and all associated development works.
Location: 35, Saint Endas Drive, Rathfarnham, Dublin 14, D14CK29
Applicant Name: Neil Mitchel
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0359 hectares.

Site Description:

The application site contains a two storey, semi-detached/end-of-terrace house, located on St Enda's Drive in a row of similar dwellings. The surrounding area is residential in nature

Site visited:

16 March 2022

Proposal:

Permission is sought for the following:

- Two-storey side extension and front extension (36sq.m) with hipped roof integrated with existing roof to side and pitched roof to front with two roof lights on east elevation. Fenestration and materials on front and rear elevation to match existing.

Zoning:

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

Consultations:

Water Services – No objection

Irish Water – No objection, **conditions** recommended

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SEA Sensitivity Screening

Indicates overlap with SFRA B 2016

Submissions/Observations /Representations

Submission expiry date – 21/03/2022

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
- 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'*. Residential extensions are 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes construction of a two-storey front (pitched roof) and side (hipped roof) extension. No other changes are noted from drawings.

The two-storey extension would protrude 1.55m from the main front building line providing approximately 6sq.m additional accommodation at ground floor level and approximately 30sq.m additional accommodation at first floor. The protrusion from the front building line is considered acceptable with regard to the recommendations of the House Extension Design Guide. A minimum driveway length of 5.5m would be retained in front of the extension however, it is noted that there would be a maximum driveway length of 7m allowing cars to park at an angle in the driveway. This is considered acceptable.

The extension to the front would have a pitched roof. It is noted that dwellings in the area are predominantly hipped roof, and the pitched roof nature of the front extension does not reflect this. The House Extension Design guide states side extensions should *'match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.'* In relation to front extensions, the Design Guide states the roof shape and slope should reflect the main house. The applicant should be requested to amend the roof of the front extension to better connect with the hipped roof of the main dwelling. As this is the only item of concern, this should be sought by **condition** in the event of a grant of permission. The roof of the front extension shall have a hipped roof and not a gable roof and the slope of such hip roof shall be the same angle as the slope of the front roof of the existing dwelling.

While the extension would be constructed to the site boundary, there is a communal laneway that separates the property from the neighbouring dwelling to the east. This laneway is 1.7m in width, thereby removing any risk of creating a terracing effect.

Based on the above, the proposed extension is considered acceptable, subject to **conditions**.

Services, Drainage and the Environment

Water Services has reviewed the application and has no objection. Their report states the following:

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

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

Irish Water has reviewed the application and has stated no objection. Their report recommends **conditions** that all works shall comply with Irish Water standards, codes and practices and these are considered appropriate.

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.

Other Considerations

Development Contributions

Existing extensions (rear & side): 49sq.m

Proposed extension (front & side): 36sq.m

Assessable area: 36sq.m

SEA Monitoring Information

Building Use Type Proposed: Residential extension

Floor Area: 36sq.m

Land Type: Urban Consolidation.

Site Area: 0.0359 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

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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 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.

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(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 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).

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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 - Front roof

The roof of the front extension shall have a hipped roof and not a gable roof and the slope of such hip roof shall be the same angle as the slope of the front roof of the existing dwelling. Prior to the commencement of development revised drawings shall be submitted to the Planning Authority for written agreement and such agreed drawings shall be implemented in full on site.

REASON: In the interests of visual amenity.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €3,761.64 (three thousand seven hundred and sixty one euros and sixty four 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 Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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.

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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.

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.

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REG. REF. SD22B/0060

LOCATION: 35, Saint Endas Drive, Rathfarnham, Dublin 14, D14CK29

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: 11/4/22



Eoin Burke, Senior Planner