

# Comhairle Chontae Atha Cliath Theas

**PR/0458/22**

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

**Reg. Reference:** SD22B/0073      **Application Date:** 17-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 17-Feb-2022  
**Correspondence Name and Address:** Catherine Dollard 32, Wolfe Tone Square South,  
Bray, Co. Wicklow  
**Proposed Development:** A one storey extension and ancillary site works.  
**Location:** 17, Rockfield Avenue, Perrystown, Dublin 12  
**Applicant Name:** Ying Sun & Jeremiah Lucey  
**Application Type:** Permission

(NM)

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

Site visit: 23/03/2022

Site Area: as stated 0.043 Hectares.

### **Site Description:**

The subject site is located on Rockfield Avenue which is a residential thoroughfare off the Whitehall Road West in Perrystown. The property is a two storey, semi-detached dwelling with a hip pitched roof, off street parking to the front and a large garden to the rear. The immediate vicinity is predominately residential in nature with a uniform building line.

### **Proposal:**

- Construction of single storey extensions to the side and rear of the existing dwelling including 3 new rooflights
- Demolishing sheds and extension to the side/rear and part of existing dwelling totalling 13.2sq.m
- Total gross floor space of proposed works is 49sq.m

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – Request additional information.

Irish Water – Request additional information.

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*SEA Sensitivity Screening* – No overlapping layers but the subject is located in very close proximity to SFRA B 2016.

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

No submissions received.

### **Relevant Planning History**

#### **Subject Site:**

None.

#### **Adjacent Sites:**

SD20A/0156 1, Rockfield Avenue, Perrystown, Dublin 12 **Permission granted** for demolition of existing side annex and garage to side of existing dwelling and the construction of a new two storey, three bedroom dwelling in side garden; reconfiguration of existing vehicular entrance piers; new vehicular entrance; off-street parking with permeable paving and associated site works.

SD20B/0443 57, Rockfield Avenue, Terenure, Dublin 12 **Permission Granted** for construction of a new single storey extension with pitched roof to the rear of existing house and four roof lights; alterations to elevations and internal layout; demolition of existing garage and construction of a new single storey extension with flat roof to the side of existing house and all associated site development works.

SD07B/0216 5, Rockfield Avenue, Perrystown, Dublin, 12 **Permission for Retention granted** for single storey kitchen and utility room extension (gross floor area 19sq.m) to rear.

### **Relevant Enforcement History**

None on record.

### **Pre-Planning Consultation**

None on record.

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

#### *Section 2.4.1 Residential Extensions*

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.

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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).

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

### *Side extensions:*

- *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.*

### *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.*

### **Relevant Government Guidelines**

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

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*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,
- Screening for Appropriate Assessment
- Environmental Impact Assessment

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

A development comprising a side and rear extension would be 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.

### ***Residential & Visual Amenity***

#### *Residential*

The proposed development consists of 49sq.m of new residential amenity space to the rear and side of the existing dwelling. 8sq.m of what appears to be a previous rear flat roofed extension is to be demolished along with 5.2sq.m of sheds to the side (southwest) of the existing property. The total area of the proposed new works and reconfigured existing internal works will be 64.4sq.m and will consist of a kitchen/dining room with a separate utility room and wc. There will a large rear garden remaining following the proposed development which is aligned with the South Dublin County Council Development Plan 2016 - 2022 and the South Dublin County Council House Extension Guide (2010). It is considered that the proposed development would not seriously injure the residential amenity of the area.

#### *Visual*

The proposal is for a single storey extension that protrudes 5.1m to the southeast and extends along the side southwestern boundary wall with the adjacent property. It should be noted the current sheds that are proposed to be demolished already abut the adjacent properties garage and sheds. There are many other developments in the area that have been granted permission for similar developments and as such the development would not be considered overbearing in the site and area context. The roof of the extension will be a lean to, zinc covered structure which will have an approximate ridge height of 3.3m at its highest point dropping to 2.7m which should not result in unacceptable overshadowing of the attached property to the northeast. The external render will match the existing and it proposed that there will be two windows and double sliding doors to the rear to access the rear garden. It is proposed that the existing garage is maintained

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but the roof is recovered in the same zinc cladding as the proposed new extension. The development proposed would not seriously injure the visual amenity of the area.

### ***Water Services Report***

#### **Surface Water Drainage**

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 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@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).

1.2 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as soakaways, green roofs and water butts.

#### **Flood Risk**

No objections subject to standard conditions.

#### **Irish Water**

##### **Water**

No objection subject to standard conditions.

#### **Foul**

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 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).

#### **Conclusion:**

The reports from both Irish Water and Water Services are noted and it is considered that they can be dealt with by way of **condition**.

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### ***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.

### ***Development Contributions***

#### **Development Contributions Assessment Overall Quantum**

Proposed Side/Rear Extension: 49sq.m

Assessable Area: 9sq.m

### **SEA Monitoring Information**

Building Use Type Proposed:

Floor Area: 49sq.m

Land Type: Urban Consolidation.

Site Area: 0.043 Hectares.

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out, 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.

### **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 -

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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, 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.  
  
(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

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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.

### 3. Drainage - Surface Water.

Prior to the commencement of development the applicant shall submit the following for the written agreement of the Planning Authority:



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(i) 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@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).

(ii) a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development such as soakaways, green roofs and water butts.

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.

#### 4. Dainage Layout.

The applicant is required 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).

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.

#### 5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €940.41 (nine hundred and forty euros and forty one 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.

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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.

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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**REG: REF: SD22B/0073**

**LOCATION: 17, Rockfield Avenue, Perrystown, Dublin 12**

*jjohnston*  
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**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:** 12/4/22

  
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**Eoin Burke, Senior Planner**