

# Comhairle Chontae Atha Cliath Theas

**PR/0479/22**

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

**Reg. Reference:** SD21B/0437      **Application Date:** 06-Aug-2021

**Submission Type:** Additional Information      **Registration Date:** 16-Mar-2022

**Correspondence Name and Address:** Stephen Ellis, SE Home Improvements 9, The Dale, Kingswood Heights, Dublin 24

**Proposed Development:** Construction of a ground floor extension in the front courtyard; first floor pitched roof re-design consisting of 2 bedrooms and a ground floor extension to the rear of the house with all associated site works.

**Location:** 32, The Dale, Kingswood Heights, Dublin 24

**Applicant Name:** Neil Lalor

**Application Type:** Permission

(CD)

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

#### Site Area

0.025 Hectares.

#### Site Description

The application site is located within the established Kingswood residential estate and contains a detached single storey dwelling with a stepped double gable roof profile. The surrounding streetscape of The Dale is generally characterised by detached single storey dwellings of similar appearance and form with a generally uniform building line. A linear strip of Public Open Space is located to the east of the subject site.

The subject site is comprised of a detached single storey 'A' frame dwelling. The front elevation is characterised by a stepped double gable elevation with an unsupported full bay window and a carriage archway with a covered in element behind, which forms a courtyard which contains the main entrance to the house.

#### Site visited

1<sup>st</sup> September 2021.

### **Proposal:**

Permission is being sought for the following:

- Ground floor extension to the front and side, resulting in the closing in of the existing courtyard.
- Ground floor extension to the rear.

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- Raising of the roof level by approximately 1.3m, resulting in a steeper pitch to the roof.
- Conversion of the existing attic area within the pitched roof and an extension of the floor area to form a new habitable first floor area containing 2 bedrooms, a bathroom and storage. The proposed new floor area will result in the modification of the front gable from the existing stepped double gable arrangement to a single gable.
- New fenestration to the front, rear and side elevations and 4 new roof lights.
- Relocation of the main entrance door to a new side (eastern) elevation created by the ground floor extension.
- All associated site works above and below ground.

### **Zoning:**

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

### **Consultations:**

Water and Drainage Operations – Further Information requested.

Environment, Water and Climate Change – Further Information requested.

### **SEA Sensitivity Screening**

No overlap is recorded in the SEA monitoring system.

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

Submission expiry date – 09/09/2021

No submissions or objections received.

### **Relevant Planning History**

#### **Subject Site**

None recorded for subject site.

#### **Adjacent and Surrounding Sites**

**SD11B/0241** – No. 27 The Dale, Kingswood Heights, Dublin 24

Retention of (1) bay window extension to the front; (2) entrance porch extension to the side of the existing dwelling. **Retention Permission Granted.**

**SD14B/0036** – No. 18 Kingswood Drive, Tallaght, Dublin 24

Ground floor rear extension with flat roof over; ground floor front porch with pitched roof over; first floor side extension with pitched roof over and 1 Velux roof light in rear slope of roof and internal alterations to ground and first floor. **Permission Granted.**

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**SD14B/0146** – No. 14 Kingswood Drive, Tallaght, Dublin 24

Remove the tiled roof over the ground floor porch and side structure and construct a first floor extension over with a tiled roof to match existing; new canopy over entrance; single storey extension to the rear; internal alterations and associated site works. **Permission Granted.**

**SD17B/0356** – No. 8 Kingswood Drive, Tallaght, Dublin 24

Single storey front extension to existing semi-detached house, internal alterations to existing ground floor layout for accessible use, construction of a single storey rear extension, modification to existing front boundary wall and garden for accessible use - by widening entrance to allow accessible vehicle and levelling the garden to create a level platform and all associated site works. **Permission Granted.**

### 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.*

*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).*

*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 11.8.2 Appropriate Assessment*

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

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front 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;*

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- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

### Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *Keep front boundary walls or railings, particularly if they are characteristic of the street or area.*
- *Try to maintain a minimum driveway length of 6m.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

### 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.*

### Attic conversions and dormer windows:

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*

### **Relevant Government Guidelines**

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).

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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
- Vehicular entrance and Driveway
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

### **Residential and Visual Amenity**

The proposed development is comprised of a ground floor extension to the front and side, into the existing courtyard, a ground floor extension to the rear, the conversion of the existing attic area within the pitched roof and an extension of the floor area to form a new habitable first floor area containing 2 bedrooms, a bathroom and storage. The proposed development also includes new fenestration to the front, rear and side elevations and 4 new roof lights and the relocation of the main entrance door to the new side (eastern) elevation created by the ground floor extension.

### Ground Floor Extension to the Front

The ground floor extension to the front will result in the provision of a new entrance hallway connected to the newly proposed entrance door in the eastern elevation and an office. Whilst the principle of a ground floor extension to the front is accepted at the subject site, some concerns arise in relation to the associated amendments to the front elevation. These concerns are outlined further in this following section.

### Amendments to the Front Elevation

It is noted that the proposed development will result in amendments to the front elevation of the existing building, namely the removal of the unsupported bay window and the removal of the entrance doorway and carriage archway with an enclosed courtyard beyond. The proposed development will result in the replacement of these distinctive features with 2 new windows at ground floor level and a window at first floor level.

As outlined in the House Extension Design Guide proposed extension to existing dwellings should:

*'Respect the Appearance and character of the house and local area.'*

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It is considered that the proposed amendments to the Front Elevation would not be in keeping with the existing character of the streetscape. Consideration should be given to whether the proposed ground floor extension could be re-designed to retain some or all of the distinctive features of the front elevation.

### Ground Floor Extension to the Rear

The ground floor extension to the rear will result in the provision of a kitchen/living/dining area, with 4 rooflights and fenestration to the rear and side. It is notable that the rear extension will generally match the shape and slope of the roof of the existing dwelling and will not create a higher ridge level than that of the main building.

Based on the scale, design and layout of the proposed rear extension and the siting of the fenestration and 4 proposed rooflights, it is considered to be acceptable in terms of residential and visual amenity.

### Attic Conversion

The conversion of the attic within the pitched roof and an extension of the floor area to form a new habitable first floor area will result in the ridge height raising by approximately 1.3m and the existing stepped double gable roof profile becoming a single gable roof profile.

Whilst the principle of an attic conversion is accepted at the subject site, some concerns arise in relation to the associated amendments to the roof profile. These concerns are outlined further in this following section.

### Change in the Roof Profile

Having regard to the proposed modifications to the existing roof structures, it is noted that a visual imbalance would result from the proposed development.

The subject site is located on an established road where the character is defined by detached single storey dwellings with a stepped double gable roof profile. The proposed attic conversion and additional floor area would result in a single gable arrangement to the front elevation and the ridge height raising by approximately 1.3m.

The House Extension Design Guide states that:

*'Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof'.*

It is considered that the proposed change in the roof profile would not be in keeping with the character of the surrounding area and would not accord with the prevailing visual character of the streetscape. Therefore, it is considered that the proposed attic conversion and additional floor area should be redesigned to ensure that the character of the streetscape is retained and the main ridge and eaves features are retained. Furthermore, it should be clearly demonstrated by the Applicant that any proposed attic conversion to habitable space will comply with the Building Regulations.

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### **Vehicular Entrance and Driveway**

The proposed development does not include any reference to the existing vehicular entrance nor does it appear that any changes are proposed to the existing vehicular entrance. As such, it should be noted that this current application for permission does not authorise any material amendments to the current vehicular entrance.

The drawing pack provided by the Applicant does not include an Existing Site Plan which clearly demonstrates the distance from the existing front elevation to the southern boundary of the subject site. It is therefore difficult to assess whether the proposed development will impact on the driveway length of the subject site. However, it is noted that the Site Layout Plan (Proposed) appears to show a separation distance of approximately 7.51m between the front elevation of the building to the site boundary. As such, it is considered that recommended driveway length of 6m is achievable.

### **Services, Drainage and the Environment**

Water Services and Drainage Maintenance have assessed the proposal and have requested that further information be obtained.

The Water Services Planning Report prepared by the Drainage Section, it does not appear that the Applicant has proposed any SuDS (Sustainable Drainage Systems). It is therefore requested that the Application submit a drawing with plan and cross sectional views clearly demonstrating the proposed SuDS features of the proposed development.

### **Screening for Appropriate Assessment**

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed 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 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.

### **Planning Note**

It is noted that there are inconsistencies and inaccuracies in the submitted drawings; most notably that the north point indicated on the *Site Layout Plan* (Dwg No. PP02) is incorrect and that the cross sections provided only appear to show views of the building from the front and rear. No cross sections through the length of the building have been provided. A cross section of the elevations shown in *Side Elevation 03 (Proposed)* and *Side Elevation 04 (Proposed)* on Dwg No. PP06 would assist in the assessment of the Application. The Site Layout Plan (Dwg No. PP02) does not appear to include levels, this is important as it will

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inform the assessment of the application, particularly the proposed rear extension and whether any change in levels is proposed.

### **Conclusion**

The proposed front and rear extensions at ground floor level of the existing residential dwelling are considered to be acceptable in principle. However, the Planning Authority has concerns regarding the removal of the existing unsupported full bay window and a carriage archway, as this is one of the defining characteristics of the streetscape.

In relation to the proposed extension to the attic area and associated re-design of the pitched roof (raising the ridge height by approximately 1.3m) it is considered that the proposed development would be significantly out of character for the receiving environment. It is noted that the proposed additional floor area would result in a single gable arrangement to the front elevation, in a cul-de-sac where the prevailing character is defined by detached single storey dwellings with a stepped double gable roof profile. The Planning Authority would consider an extension at attic level to the rear, provided it can be demonstrated that it would have no adverse impact on the amenity of surrounding properties in terms of overbearing, overshadowing and overlooking. Such an extension to the rear would allow the stepped double gable roof profile to be retained at the front elevation and would therefore preserve one of the defining characteristics of the area.

### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the Applicant with regard to the following:

1. There are concerns in relation to the design of the proposed development and the potential impact on the visual character of the area. In the interests of preserving the defining characteristics of the streetscape, the applicant is requested to:
  - (i) Consider the re-design of the proposed ground floor extension to the front to retain some or all of the distinctive features of the front elevation, namely the unsupported full bay window and carriage archway.
  - (ii) Consider the re-design of the attic conversion and extended floor area to retain the stepped double gable roof profile. In re-designing the attic conversion and extended floor area, the Applicant could consider providing the extension to the rear of the dwelling, which may facilitate the retention of the distinctive double gable roof profile.
2. It is noted that there are inconsistencies and inaccuracies in the submitted drawings. In this regard the applicant is requested to submit the following:
  - (i) A revised Site Layout Plan (Dwg No. PP02) showing the correct orientation of the north point and levels.



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- (ii) Cross sections through the length of the building.
3. As noted in the Water Services Planning Report prepared by the Drainage Section, it does not appear that the applicant has proposed any SuDS (Sustainable Drainage Systems). It is therefore requested that the applicant submit a drawing with plan and cross sectional views clearly demonstrating the proposed SuDS features of the proposed development.

### **Additional Information**

Additional Information was requested on 30<sup>th</sup> September 2021.

Additional Information was received on 16<sup>th</sup> March 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

### **Submissions/Observations**

No submissions / observations received.

### **Assessment**

The following Additional Information was received from the Applicant on 16<sup>th</sup> March 2022:

- Cover Letter prepared by SE Home Improvements dated 15<sup>th</sup> March 2022.
- Drawing No. AI02 Site Layout Plan (Existing).
- Drawing No. AI03 Site Layout Plan (Proposed)
- Drawing No. AI04 Floor Plans (Existing)
- Drawing No. AI05 Elevations (Existing)
- Drawing No. AI06 Floor Plans (Proposed)
- Drawing No. AI07 Elevations (Proposed)
- Drawing No. AI08 Sections (Existing + Proposed)
- Drawing No. AI09 Long Sections (Existing + Proposed)
- Drawing No. AI10 Drainage Plans.

The Additional Information provided by the Applicant will be assessed below in the context of the 3 No. items of Additional Information requested by the Planning Authority on 30<sup>th</sup> September 2021:

### **Additional Information Item No. 1**

The Applicant has revised the design of the proposed development to address to Additional Information Item No. 1 as follows:

### **Amendments to the Front Elevation**

- The distinctive unsupported bay window has been re-instated to the front elevation.
- A second unsupported bay window with a small gable roof above has been added to the front elevation in the place of the existing single storey flat roofed portion of the elevation and carriage archway.

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- The proposed height remains the same, raising the ridge height by approximately 1.4m and removing the distinctive stepped double gable roof profile.

The appeal of the dwellings in The Dale, Kingswood relates to the collective appearance and character created by the distinctive features of the front elevations which consist of a stepped double roof profile, an unsupported bay window and carriage archway. The proposed design would completely remove the stepped double roof profile and the carriage archway, with a token small gable roof over the newly proposed bay window in the location of the archway. It is therefore considered that the amended design remains at odds with the existing character of the streetscape.

Whilst the Planning Authority welcomes the re-instatement of the distinctive unsupported bay window, concerns remain regarding the visual imbalance created by the removal of the distinguishing carriage archway and stepped double gable roof profile which contribute to the character of the surrounding streetscape.

Having regard to the above assessment, it is considered that the design amendments applied have not adequately addressed the concerns of the Planning Authority and, as such, Additional Information Item No. 1 has not been satisfactorily addressed. It is considered that, despite the amendments, the proposed development does not adhere to the content of the South Dublin House Extension Design Guide and would significantly impact the visual amenity of the area and unacceptably alter the character of the streetscape.

Whilst the Planning Authority is generally supportive of additional living space, this cannot be facilitated to the detriment of the visual and residential amenity of the area and the character of the streetscape. The concerns regarding the proposed amendments to the front elevation and roof profile are too significant to be overcome by way of condition. In this regard it is considered that permission should be REFUSED for the amendments to the roof profile and the front elevation.

### Additional Information Item No. 2

The Applicant has provided revised Existing and Proposed Site Layout Plans (Drawing Nos. AI02 and AI03) which include correct north points and site levels. Annotations have been added to the proposed First Floor Plan (Drawing No. AI06). Additional Cross Sections of the proposed development have also been provided (Drawing No. AI09).

Additional Information Item No. 2 is therefore deemed to have been satisfactorily addressed.

### Additional Information Item No. 3

In responding to Additional Information Item No. 3, the Applicant has provided a revised Drainage Plan (Drawing No. AI10) which indicates the adoption of the following measures:

- Permeable block paving in the rear amenity space.
- 2 No. rainwater harvesting water butts (210L each).
- Retention of a grassed area within the rear garden.

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The Drainage and Water Services Department and Irish Water have assessed the revised proposal and have indicated, no objection subject to conditions.

It is therefore considered that Additional Information Item No. 3 has been satisfactorily addressed.

### Other Consideration

#### *Development Contributions*

<b>Development Contributions</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq m)</b>
Residential (Extension)	40sq.m
Previous Extension	0sq.m
Assessable Area	0sq.m

#### *SEA Monitoring*

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – additional floor space	40sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.025ha

### 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,
- The additional information submitted,

the proposed **rear extension** is considered **acceptable** in principle and, subject to conditions 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. However, the proposed **amendments to the front elevation and the roof profile** would result in a significant impact on visual amenities of the area and would be significantly out of character for the receiving environment. Planning permission should, therefore, be **refused** for this element of the proposal.

### Recommendation

I recommend that permission be **granted** for the rear extension subject to the Conditions/Reasons set out in the First Schedule hereto and that Permission be **refused** for the proposed amendments to the front elevation and the roof profile or the Reason(s) set out in the Second Schedule hereto.

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### FIRST 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 16th March 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. Amendments.  
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:  
Revised plans that incorporate all of the following amendments-
  - (a) Elevations showing no change to the existing front elevation of the dwelling.
  - (b) Floor plans demonstrating no amendments to the internal layout of the dwelling except the single storey extension to the rearREASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. (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.
  - (iv) All drainage works for this development shall comply fully with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

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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).

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.

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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 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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**LOCATION: 32, The Dale, Kingswood Heights, Dublin 24**

### **SECOND SCHEDULE**

#### **Reason(s)**

1. It is considered that the proposed amendments to the front elevation and roof profile would remove the defining characteristics of the existing dwelling, therefore the proposed development does not adhere to the content of the South Dublin House Extension Design Guide and would significantly impact the visual amenity of the area and unacceptably alter the character of the streetscape.

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**LOCATION: 32, The Dale, Kingswood Heights, Dublin 24**

*Colm Harte*

**Colm Harte,  
Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning and Development Act 2000 (as amended) to Grant Permission for the rear extension subject to the Conditions/Reasons set out in the First Schedule hereto and that to Refuse Permission for the proposed amendments to the front elevation and the roof profile or the Reason(s) set out in the Second Schedule hereto is hereby made.

**Date:**

12/4/22

*Eoin Burke*

**Eoin Burke, Senior Planner**