

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

**Reg. Reference:** SD21B/0621      **Application Date:** 14-Dec-2021  
**Submission Type:** Additional      **Registration Date:** 15-Mar-2022  
Information

**Correspondence Name and Address:** Eugene Raeside, Raeside Architects 1, Glenburgh Terrace, Lower Dargle Road, Bray, Co. Wicklow

**Proposed Development:** Construction of a porch, garage conversion, change of facade finishes, additional vehicular entrance and parking space, bicycle and bin shelters, all to front and ground floor single storey extension to the rear and attic conversion with dormers to front and rear and 'Velux' type roof window to the front.

**Location:** 2, Owendore Avenue, Rathfarnham, Dublin 14

**Applicant Name:** Ann-Marie Horan & John Carroll

**Application Type:** Permission

(CS)

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

Site Area: 0.0351 Hectares.

#### Site Description:

The existing house is a two storey mid-terrace house with a pitched roof and relatively large rear garden. It has an integral garage and a roof canopy covering the main front entrance door. It has an attached boiler house to the rear. The dwelling is located within the Owendore Avenue residential estate which is characterised mainly by other terraced and semi-detached houses of similar form and appearance with a mainly uniform building line.

### **Proposal:**

The proposed development is for the following:

- Demolition of attached boiler house to rear (c.8sq.m)
- Single storey rear extension (c.49sq.m)
- Attic conversion with front and rear dormers (non-habitable) c.26.3sq.m.
- Front porch extension (c.3sq.m)
- Garage conversion to home office (c.10sq.m)
- Additional vehicular entrance.
- Bicycle store and bin store to front.
- Change of façade finishes to front.
- 'Velux' type roof light to front.

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

- Proposed works measure c.88.3sq.m.

### **SEA Sensitivity:**

No overlap identified with relevant environmental layers.

### **Zoning:**

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

### **Consultations:**

*Surface Water Drainage* – **Additional Information** recommended.

*Irish Water* – No objections subject to **conditions**.

*Roads Department* – **Additional Information** recommended.

*Parks Department* – No objections subject to **conditions**.

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

None.

### **Relevant Planning History**

None traced to subject site.

### *Adjacent sites*

**SD12B/0228:** 16 Butterfield Crescent, Rathfarnham, Dublin 14.

Domestic extensions and alterations to existing semi-detached two storey dwelling comprising of conversion of existing single storey garage to side to habitable use; single storey extension to rear; first floor extension over garage to side; attic conversion to habitable use, including new dormer extension to rear and new roof over first floor extension to side; elevational changes; widening of front entrance gateway and all ancillary works.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History**

None traced.

### **Pre-Planning Consultation**

None traced.

### **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.

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

### *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).

### *Section 11.2.7 Building Height*

### *Section 11.3.1 Residential*

### *Section 11.3.1 (iv) Dwelling Standards*

### *Section 11.3.1 (v) Privacy*

### *Section 11.3.3(i) Additional Accommodation - Extensions.*

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

The House Extension Design Guide, *Section 4:*

- *Outside space*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties*
- *Rear extension*
- *Attic Conversions and Dormer Windows*
  - Avoid large and dominant roof extensions and dormer windows that are over-scaled in relation to the roof of the house,
  - Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer,
  - Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.

### *Section 11.4.2 Car Parking Standards*

### *Section 11.4.4 Car Parking Design and Layout*

### *Table 11.24 Maximum Parking Rates (Residential Development)*

### *Section 11.4.4 Car Parking Design and Layout*

### *Section 11.7.2 Energy Performance in New Buildings*

### *Section 11.8.2 Appropriate Assessment*

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

### **Relevant Government Guidelines**

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

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

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

### **Assessment**

The main issues for assessment relate to the following:

- Zoning and Council Policy.
- Residential and Visual Amenity.
- Access & Parking.
- Services and Drainage.
- Screening for Appropriate Assessment (AA).
- Screening for Environmental Impact Assessment (EIAR).

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

The site is located in an area which is zoned RES 'To protect and/or improve residential amenity'. The proposed development is permitted in principle, subject to its design being in accordance with the relevant provisions in the Development Plan.

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

#### ***Demolition***

The demolition of the attached rear boiler house (c.8sq.m) to the rear is considered to be broadly acceptable in this instance.

#### ***Single storey rear extension (c.49sq.m)***

The extension is A-symmetric in design whereby the rear element tapers to the east. The extension will be built to the boundary with the immediate adjoining neighbour to the north (No.1 Owendore Avenue). It will project outwards from the main rear building line by c.7.3m on the northern site boundary and will be almost the same depth as that of the existing original dwelling. There is a conservatory extension to the rear of the dwelling to the north.

It will be offset by c.2.3m at its widest point from the immediate adjoining neighbour to the south (No.3 Owendore) and c.1.0m from the neighbour to the south at its narrowest point. It will have a valley roof constructed in a west-east direction with roof glazing and 4 no. domed polycarbonate rooflights. It will have a ridge height of c.3.79m at its maximum height and will have an eaves height of c.2.7m. It is noted that the immediate adjoining neighbour to the south (No.3 Owendore Avenue) has a large single storey rear extension built to the boundary with No.4 Owendore Drive. It is also noted the immediate adjoining neighbour to the north (No. 1 Owendore Drive) has a single storey rear extension.

Having regard to the rear extensions to the adjacent dwellings north and south and to the 7.3m depth of the proposed extension along the northern boundary, it is considered that the depth

# Comhairle Chontae Atha Cliath Theas

PR/0480/22

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

along the northern boundary is excessive and should be reduced to approximately 6m. This should be requested as **further information**.

*Attic conversion with front and rear dormers (non-habitable) c.26.3sq.m.*

The rear dormer will be centrally placed and will span a width of c.5.5m and will project outwards from the roof by c.3.2m. The rear dormer will be set appropriately above the eaves of the existing dwelling and will not rise above the ridge height of the existing dwelling. This is acceptable.

The front dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be built to the shared chimney with the immediate adjoining neighbour to the north. It will span a width of c.3.5m and will project outwards from the roof by c.1.7m. The proposed front dormer is considered to be out of character with the area. It is considered that the front is a more visually sensitive location than the rear and the applicant should be requested to remove the front dormer for visual reasons by way of **additional information**.

*Front porch extension (c.3sq.m.)*

There is an existing pitched roof canopy over the existing front entrance door which also covers part of the existing attached side garage. It is noted that the garage is proposed to be converted to a home office whereby the garage door will be replaced by a window. The proposed front porch extension will project outwards from the main front building line of the original house by c.1.8m and will span a width of c.3.1m. This slight projection beyond the normal 1.5m is considered acceptable given the location of the garage on the site to the south.

The extension will have a pitched zinc finished roof. The pitched roof will have a ridge height of c.3.51m and will span from the proposed porch across the proposed garage conversion and will be built to the boundary with the immediate adjoining neighbour to the south. Adequate space would remain to the front to park a car.

*Garage conversion to home office (c.10sq.m.)*

The garage door will be replaced with a window and will be converted into a home office. New fenestration will be in rhythm with existing fenestration treatment.

*Additional vehicular entrance.*

The existing vehicular entrance width is c.3m. The proposal comprises the creation of a new additional vehicular entrance with a width of c.2.6m. The existing vehicular entrance and the new additional vehicular entrance will be separated by a 1.8m wide wall. The proposal would be out of character with the area and should be omitted. It is considered this may be addressed by way of **additional information**. This is covered in more detail in the Access & Parking section of this report.

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

### *Bicycle store and bin store to front.*

The bicycle store will be located adjacent to the front wall in the front garden. The bicycle store will also have vehicle electrical charging points. It will be 2.8m long and 1.3m wide. The bin store will be located on the northern site boundary in the front garden. It will have a length of c.2.1m and a width of c.1.0m. The bin store has a height of c.1.5m it is also proposed to install planters on top of this structure. The location of both of these structures would raise serious concerns for traffic safety and the Planning Authority would have significant concerns that the proposed height of both structures is excessive and would create issues with forward visibility for vehicles egressing the property. It is considered this may be addressed by way of **additional information**. This is covered further in the Access & Parking section of this report.

### *Change of façade finishes to front.*

The front façade is comprised of redbrick finish at ground level and a grey pebbledash finish at first floor level. The proposed changes comprise of external insulation with grey brick slips as finish to ground floor level. This will complement the proposed new zinc finished porch roof and wall cladding for the garage conversion. This is considered to visually accord with the character of the area.

### *'Velux' type roof light to front.*

This is considered to visually accord with the character of the area and is broadly acceptable in this instance.

### **Access & Parking**

The Roads Department has issued a report recommending **Additional Information** be requested regarding concerns for the proposed new additional vehicular entrance and the location of the bin & bicycle store. An extract taken from the Roads report states the following:

*Vehicular Entrance: The combined vehicular access has a width of 5600mm. This width is considered excessive and represents an unsuitable precedent. The standard maximum vehicular entrance width is 3500mm.*

*Visibility: The proposed Bin Storage and Bicycle Storage has a height of 1500mm. It is also proposed to install planters on top of these structures. The Roads department is concerned that this height is excessive and would create issues with forward visibility for vehicles egressing the property.*

*Roads recommend that **additional information** be requested from the applicant:*

*1. A revised layout of not less than 1:100 scale, showing a revised vehicle entrance with a total maximum width of 3.5m.*

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

2. *A revised layout of not less than 1:100 scale, showing a revised layout of the bin and bicycle storage with a maximum height of 0.9m or in a position that will not impair forward visibility for vehicles egressing the property.*

Notwithstanding the Roads report as there is already an existing vehicular entrance c.3m wide in situ and the applicant is proposing a new additional vehicular entrance 2.6m wide. It is considered appropriate to omit the new proposed vehicular entrance by way of **additional information**.

### ***Services & Drainage***

Surface Water Drainage has recommended **Additional Information** be requested regarding requirements for Surface Water Drainage. Irish Water have recommended no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report:*                      ***Further Information Required:***

*1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. 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 & cross-sectional views, dimensions, and location of proposed soakaway. 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 where possible.*

*1.3. Include water butts as part of additional SuDS (Sustainable Drainage Systems) measures for the development*

*All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal*

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

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

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

It is considered appropriate to attach the above **additional information**.

An extract taken from the Irish Water report states the following:

### *1 Water*

*1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.*

### *2 Foul*

*2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.*

It is considered appropriate to attach the above conditions in the event of a grant.

### ***Screening for Appropriate Assessment (AA)***

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

### ***Screening for Environmental Impact Assessment (EIAR)***

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**

- Single storey rear extension (c.49sq.m.)
- Attic conversion with front and rear dormers (non-habitable) c.26.3sq.m.
- Front porch extension (c.3sq.m.)
- Garage conversion to home office (c.10sq.m.)
- No previous extensions.
- 40sq.m. exemption remains.
- Assessable area is 22sq.m.



# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – non-habitable attic conversion & s.s. rear extension	88.3sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.035

### **Conclusion**

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. The rear extension along the northern boundary is considered excessive. It is considered that the proposed design changes with the front dormer would be out of character with both the existing dwelling and those within the environs. There are also issues regarding requirements for access and parking and Surface Water Drainage that need to be addressed. The applicant should therefore be requested to revise the proposed scheme through a request for **additional information**.

### **Recommendation**

Request Further Information.

### **Further Information**

- Further Information was requested on 16/02/2022.
- Further Information was received on 15/03/2022.

No submissions/observations on the further information have been made.

The following Further Information was requested.

#### **Item 1: Surface Water Drainage Requirements.**

(a) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested 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.

(b) The applicant is requested to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should 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.

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

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

(c) Include water butts as part of additional SuDS (Sustainable Drainage Systems) measures for the development.

### **Item 2: Rear Extension**

Having regard to the rear extensions to the adjacent dwellings north and south and to the 7.3m depth of the proposed extension along the northern boundary, it is considered that the depth along the northern boundary is excessive and should be reduced to approximately 6m to mitigate impact on adjacent dwellings. The applicant is requested to submit revised plans accordingly.

### **Item 3: Roads Requirements.**

(a) The applicant is advised that the combined vehicular entrance width is excessive and impacts on pedestrian safety and visual amenity. The applicant is requested to submit a revised layout of not less than 1:100 scale, showing the new proposed additional vehicular entrance omitted.

(b) The applicant is requested to submit a revised layout of not less than 1:100 scale, showing a revised layout of the bin and bicycle storage with a maximum height of 0.9m or in a position that will not impair forward visibility for vehicles egressing the property.

### **Item 4: Omit Front Dormer.**

The proposed front dormer is considered to be out of character with the area. It is considered that the front is a more visually sensitive location than the rear and the applicant is requested to remove the front dormer for visual reasons. The applicant is requested to submit revised drawings clearly showing the removal of the front dormer. Rooflights can be considered as an alternative.

### **Further Consultations**

Surface Water Drainage – **Clarification of Further Information** recommended.

Roads Section – No objections subject to **conditions**.

### **Further Submissions/Observations**

None received.

### **Assessment**

#### **Item 1: Surface Water Drainage Requirements.**

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

# Comhairle Chontae Atha Cliath Theas

PR/0480/22

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

- a) Your item 1, seeking further information pertaining to the proposed soak-away; the enclosed Report by Soakawaytests.ie dated 25/02/22 and our design of the proposed soak-away based on said test dated 8/03/22 is submitted. The design is also indicated on the revised plans and a new drawing numbered 250-P-03 in answer to your part (b) of this item.

Based on the Additional Information submitted Surface Water Drainage have issued a report recommending **Clarification of Additional Information**. An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report: Clarification of Further Information Required*

*1.1 The soakaway test pit excavated is too shallow at 1m as the proposed soakaway has a depth of 1.5m. Soakaway tests need to be excavated to sufficient depths to determine that the presence of ground water will not adversely affect the soakaway performance. The applicant is required to carry out and submit revised soakaway tests and calculations in accordance with BRE Digest 365 standards to demonstrate that groundwater will not adversely effect the performance of the proposed soakaway.*

*1.2 Submit a revised drainage drawing showing the inclusion of water butts and permeable paving in driveways as part of additional SuDS (Sustainable Drainage Systems) measures for the proposed development.*

*All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.*

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

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

Notwithstanding the report from Surface Water Drainage it is considered that the above may be dealt with by way of **condition** whereby prior to commencement of development the applicant shall submit to the Planning Authority for written approval a revised soakaway test to demonstrate that groundwater will not adversely affect the performance of the proposed soakaway.

Should a soakaway prove not to be feasible, then the applicant shall submit the following for written agreement from the planning authority:

# Comhairle Chontae Atha Cliath Theas

PR/0480/22

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

- (a) Soil percolation test results demonstrating a soakaway is not feasible
- (b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features

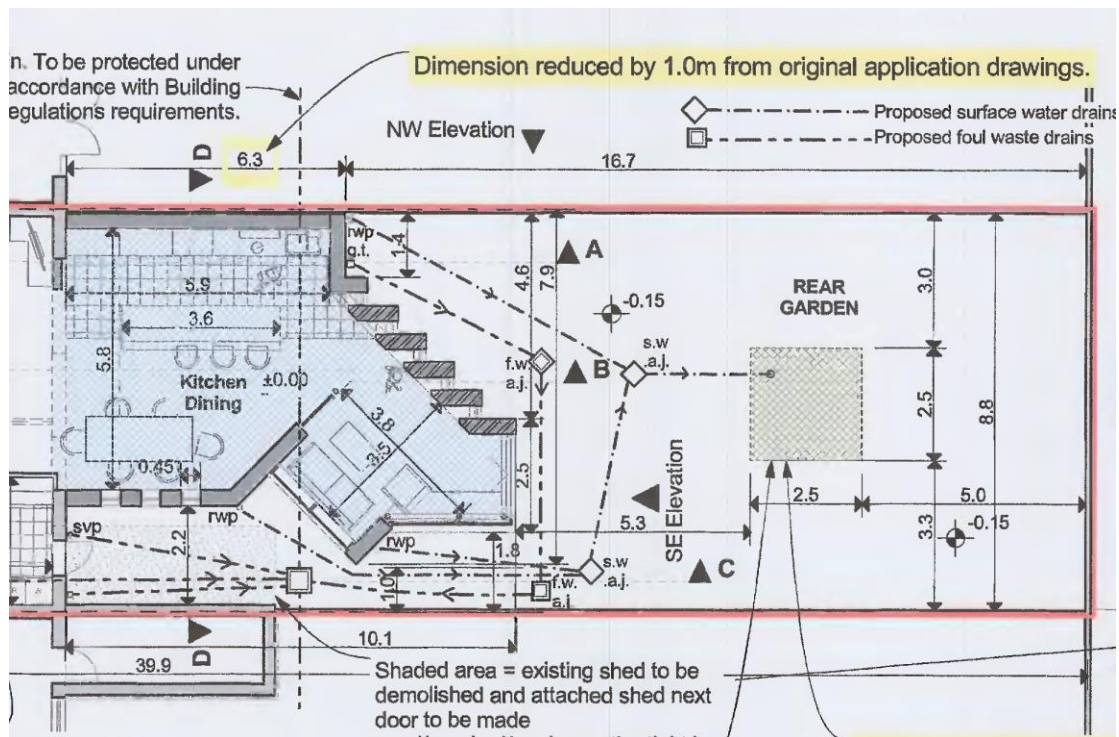
The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### Item 2: Rear Extension.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

- b) Your item 2, seeking further information relative to reducing the length of the rear extension along the Northern boundary; the revised drawings submitted proposes a reduction in this rear depth of 1.0m giving a total dimension of 6.3m along the Northern boundary.

### AI Response

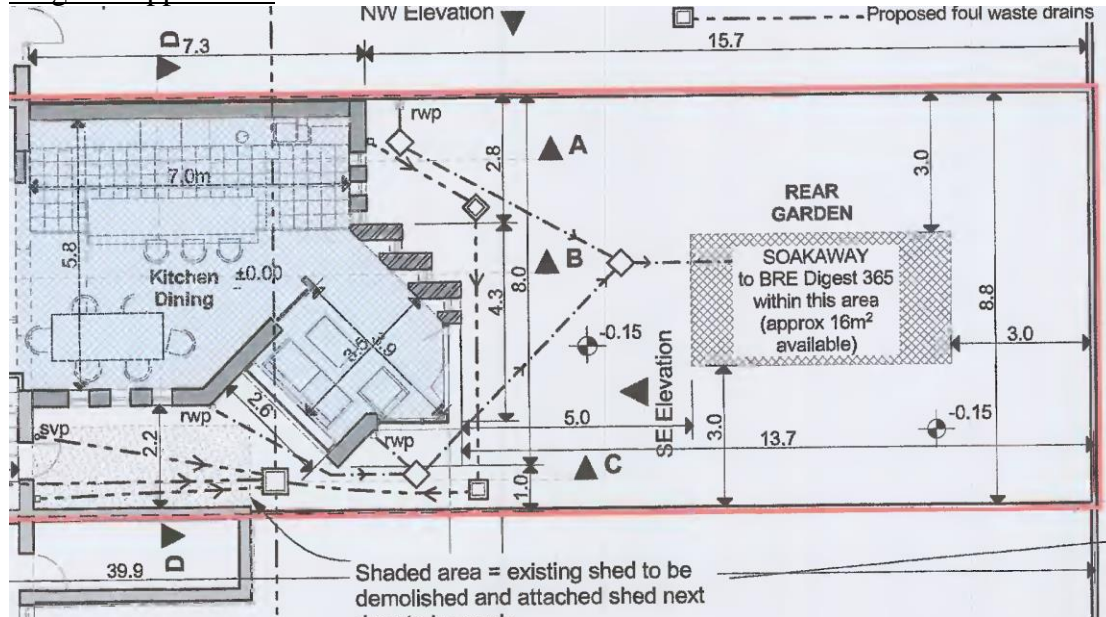


# Comhairle Chontae Atha Cliath Theas

PR/0480/22

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

### Original Application



It is clear from the revised drawing submitted has reduced the depth of projection of the proposed extension along the northern boundary from 7.3m to 6.3m. This reduction in projection is considered to mitigate against adverse impact on adjacent dwellings.

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### Item 3: Roads Requirements.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

- c) Your item 3, seeking further information pertaining to the omission of the additional vehicular entrance; the enclosed revised drawings indicate the omission of same and a revision in the relocation of the proposed bin/bicycle store. We have retained the proposed height of said structure as its new proposed location will not impair forward visibility for vehicles egressing the property. Should it be considered that

# Comhairle Chontae Atha Cliath Theas

PR/0480/22

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

this structure should be located further back from the front boundary in the interests of public safety, the applicant will be satisfied with a condition placed on any grant of permission that may issue on foot of this application rather than have to accept a reduction its overall height. In lieu of a second driveway entrance, our client would like to widen the existing vehicular entrance to 3.5m.

The applicant has submitted revised drawings showing a proposal for the widening of the existing vehicular entrance to 3.5m in lieu of the originally proposed additional driveway. Revised drawings submitted show the bin store and the bicycle store and the vehicle electric charging points will be setback from the front boundary by c.1.2m and the store will have a height of c,1.5m. This will allow for forward visibility for vehicles egressing the property.

Based on the Additional Information submitted the Roads Section has issued a report stating no objections subject to **conditions**. An extract taken from the Roads report states the following:

*Roads Department Assessment:*

*The proposed height of the bin/bicycle store remains at 1.5m but they are now to be located in an area that should not impair forward visibility for vehicles egressing the property. The setting back of the structure 0.8m from the front boundary wall is deemed acceptable by the Roads Department in order to maintain the required forward visibility.*

*No Roads objections subject to the following **conditions**:*

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 3. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
- 4. Any gates shall open inwards and not out over the public domain.*
- 5. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

It is considered appropriate to attach all of the above **conditions** in the event of a grant apart from condition no. 5 as it is not considered to be enforceable.

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### Item 4: Omit Front Dormer.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

- d) Your item 4, seeking further information relative to the omission of the proposed front dormer structure; the enclosed revised drawings indicate the omission of same and a small "Velux"-style roof window is proposed in its stead.

Revised drawings submitted now show omission of the front dormer and the insertion of a 'Velux' rooflight window in its place. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### *Other considerations*

#### **Development Contributions**

- Single storey rear extension (c.42sq.m. reduced from 49sq.m. following AI)
- Attic conversion with front and rear dormers (non-habitable) c.26.3sq.m.
- Front porch extension (c.3sq.m.)
- Garage conversion to home office (c.10sq.m.)
- No previous extensions.
- 40sq.m. exemption remains.
- Assessable area is 15sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – non-habitable attic conversion & s.s. rear extension	81.3sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.035

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0480/22**

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

### **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 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 as amended by Further Information received on 15/03/2022, 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. (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). Prior to commencement of development the applicant shall submit to the Planning Authority for written approval a revised soakaway test to demonstrate that groundwater



# **Comhairle Chontae Atha Cliath Theas**

**PR/0480/22**

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

will not adversely effect the performance of the proposed soakaway. Should a soakaway prove not to be feasible, then the applicant shall submit the following for written agreement from the planning authority:

- Soil percolation test results demonstrating a soakaway is not feasible.
- A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.
- (ii). Submit a revised drainage drawing showing the inclusion of water butts and permeable paving in driveways as part of additional SuDS (Sustainable Drainage Systems) measures for the proposed development.
- (iii). All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
- (iv). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- (v). All development shall be carried out in compliance with Irish Water Standards codes and practices.
- (vi). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
- (vii). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
- (viii). 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.
- (ix). 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/0480/22**

## **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. Roads Requirements.**

- (a) The vehicular access points shall be limited to a maximum width of 3.5 metres.
- (b) The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
- (c) Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
- (d) Any gates shall open inwards and not out over the public domain.

REASON: In the interest of proper planning and sustainable development.

# Comhairle Chontae Atha Cliath Theas

**PR/0480/22**

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

### 4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,567.35 (one thousand five hundred and sixty seven euros and thirty five 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.

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 is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising

# **Comhairle Chontae Atha Cliath Theas**

**PR/0480/22**

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

from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

**Comhairle Chontae Atha Cliath Theas**

**PR/0480/22**

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

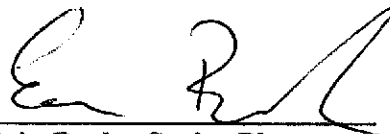
**REG. REF. SD21B/0621**

**LOCATION: 2, Owendore Avenue, Rathfarnham, Dublin 14**

*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:** 11/4/22

  
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**Eoin Burke, Senior Planner**