

Comhairle Chontae Atha Cliath Theas

PR/0506/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0078 **Application Date:** 22-Feb-2022
Submission Type: New Application **Registration Date:** 22-Feb-2022
Correspondence Name and Address: Edward Fitzgerald 122, Butterfield Avenue,
Rathfarnham, Dublin 14
Proposed Development: The provision of 22.5sq.m first-floor extension to the
side over existing converted garage, with new
bedroom. Extended roof to be pitched with finishes
and levels to match existing and a 17sq.m, single
storey kitchen extension to the rear.
Location: 2, Dodder Park Road, Dublin 14
Applicant Name: Orla Duffy & Craig Mallon
Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.0447 Hectares.

Site Description:

The site contains an existing two storey semi-detached dwelling with front and rear garden. The streetscape is characterised by two storey dwellings with front and rear gardens and with a mainly uniform building line.

Proposal:

The proposal comprises of the following:

- Hipped roof extension to accommodate attic conversion (non-habitable).
- Side extension at first floor over existing converted garage and part ground floor side extension.
- Single storey rear extension with mono-pitch roof.
- Proposed works measure c.39.5sq.m.

SEA Sensitivity:

Overlap identified with SFRA B 2016.

Zoning:

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

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Consultations:

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

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

Submissions/Observations /Representations

One submission in objection to the proposal was received.

Concerns raised relate to the following:

- Proposal would severely impact on the dining room/conservatory and part of the outdoor space of No. 2 Dodder Park Road.
- Single storey rear extension would be c.0.9m from the boundary wall.
- Impact on overshadowing and loss of light.
- Dominant and overbearing impact.
- Out of character with the existing house and with neighbouring dwellings in the vicinity.
- Proposed timber cladding is out of character with streetscape.
- Proposed attic conversion is not habitable.
- Established separation distances between houses will be breached by the proposal.
- Significant loss in the enjoyment of the private open space for No.2A Dodder Park Road.
- Adverse visual impact.
- Contrary to 'RES' zoning objective of the SDCC Development Plan 2016-2022.

The objection/s and submission/s lodged with the application have been considered in the overall assessment of the development

Relevant Planning History

None traced to subject site.

Adjacent sites

SD06B/0498: 14, Dodder Park Road, Rathfarnham, Dublin 14.

Conversion of attic space to storage and study area with toilet included and change of roof type from hipped gable to vertical gable with velux windows in roof to rear.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None for subject site.

Pre-Planning Consultation

None.

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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 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

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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).

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.
- 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

Single storey rear extension (17sq.m.)

The extension will project outwards from the main rear building line by c.1.733m and will be offset c.0.9m from the boundary with the immediate neighbour to the west (No.2A Dodder Park Road). No.2A will have a separation distance of c.2.7m from the proposed extension. The extension will be built to the boundary with the immediate neighbour to the east No.4 Dodder Park Road. It is noted that No.2A has a single storey conservatory to the rear that projects out further than that of the proposed extension. The extension will have a mono-pitch roof with an eaves height of c.2.662m and a ridge height of c.3.5m. A reasonable level of private open space will remain post completion. The proposal will visually accord with the character of the area and would comply with the SDCC House Extension Design Guide 2010. The extension is not considered to have a significant adverse impact on residential and visual amenity.

Hipped roof extension to accommodate attic conversion

The existing hipped roof will be extended to the side and will be finished in a hipped roof finish to match the existing dwelling and will accommodate for the proposed attic conversion (non-habitable). It will have 2 no. rooflights to the rear. This would integrate reasonably well with the

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character of the area and would not have a significant adverse impact on residential and visual amenity.

Side Extension (22.5sq.m.)

The ground floor element of the side extension will project outwards until it aligns with the extent of the proposed single storey rear extension.

At first floor level the side extension will align with the main rear building line of the existing dwelling and will broadly align with the main front building line of the existing dwelling. The extension will span a width of c.2.645m. The proposal will visually accord with the character of the area and would not have a significant overbearing or overshadowing impact on neighbouring dwellings in the vicinity. Notwithstanding the issues raised in the submission, it is considered that the extension would not have a significant adverse impact on residential and visual amenity.

Services & Drainage

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

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

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

Flood Risk Report: No objection subject to:

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.

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

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

IW Recommendation:

No Objection

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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)

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

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

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

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.12sq.m.
- Single storey side extension c.11sq.m. relating to converted garage and 3sq.m. relating to additional floor area (c.14sq.m. in total).
- First floor side extension c.22.5sq.m.
- Attic conversion (non-habitable not assessable for contributions).
- 29sq.m. exemption remains following existing garage conversion.
- Assessable area is 37.5sq.m minus 29sq.m exemption.
- Assessable area is c.8.5sq.m.

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential	48.5sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0447

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.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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2. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i). All development shall be carried out in compliance with Irish Water Standards codes and practices.

(ii). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(iii). 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.

(iv). All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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

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

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

(viii). All works for this development shall comply with the requirements of 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

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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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €888.17 (eight hundred and eighty eight euros and seventeen 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

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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 from the construction works.

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**REG. REF. SD22B/0078
LOCATION: 2, Dodder Park Road, Dublin 14**



**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: 19/4/22



Eoin Burke, Senior Planner