

Comhairle Chontae Atha Cliath Theas

PR/0539/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0090 **Application Date:** 28-Feb-2022
Submission Type: New Application **Registration Date:** 28-Feb-2022

Correspondence Name and Address: Noel Shortt 51, Castleview Road, Clondalkin, Dublin 22

Proposed Development: Alteration to the front domestic south facing elevation consisting of 17sq.m of PV solar panels located on the existing house front roof pitch; alterations to first floor front bedroom windows open to contain a central self-coloured acrylic render external insulated system on masonry wall to create new window elevational layout; alterations extending beyond the front building line of the domestic south facing elevation consisting of new self-coloured acrylic render external insulated system to ground and first floor level and grey brick slip finish to external insulated system to ground floor bay window walls.

Location: 51, Castleview Road, Clondalkin, Dublin 22

Applicant Name: Ingridalison & Noel Shortt

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Area: Stated as 0.028 Hectares.

Site Description:

The subject site is located within a residential estate and contains a semi-detached two-storey dwelling. The streetscape in the vicinity is characterised by dwellings of similar form and appearance to the subject dwelling, although they are different colours / contain different materials in some instances.

Proposal:

Planning permission is being sought for:

- Alteration to the front domestic south-facing elevation consisting of 17sq.m of PV solar panels located on the existing house front roof pitch;

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- alterations to first-floor front bedroom windows open to contain a central self-coloured acrylic render external insulated system on masonry wall to create new window elevational layout;
- alterations extending beyond the front building line of the domestic south-facing elevation consisting of new self-coloured acrylic render external insulated system to ground and first-floor level and
- grey brick slip finish to external insulated system to ground floor bay window walls.

SEA Sensitivity Screening

Indicates no overlap 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: No objections, subject to conditions.

Roads: No objection.

Submissions/Observations /Representations

None received.

Recent Relevant Planning History

Application site:

SD06B/0073 Amend Decision Order no. 0460 that has granted a 49sq.m. rear single storey extension to be revised to a 46sq.m. rear single storey extension consisting of a single bedroom, kitchen and bathroom **Permission Granted.**

SD05B/0011 Single storey flat roof bay window/entrance lobby to the front and a single storey flat roof extension to the rear consisting of a single bedroom, kitchen, utility room and bathroom. **Permission Granted.**

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

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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 11.4.2 Car Parking Standards

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

10.2.5 Solar Energy

11.7.5 Solar Energy

ENERGY (E) Policy 7 Solar: It is the policy of the Council to promote the development of solar energy infrastructure in the County, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.

Policy E2 Objective 7:

To require, where feasibly practical and viable, the provision of PV solar panels in new housing and apartment builds, for electricity generation/storage and/or water heating, so as to reduce the long term energy/heating costs of residents living in such dwellings, to minimise carbon emissions and to reduce Ireland's dependency on imported energy derived from fossil fuels.

Policy E7 Objective 1

'To encourage and support the development of solar energy infrastructure for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. '

Policy E7 Objective 2

'To encourage and support the development of solar energy infrastructure for local distribution, including solar PV, solar thermal and seasonal storage technologies.

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including for front alterations:

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

For front extensions:

- *Keep the extension simple and complementary to the style of the house 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,*
- *Try to expose and complement rather than hide or cover original distinctive features or 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,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large 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*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Ireland's transition to Low Carbon Energy Future 2015-2030, Department of Communications, Climate Action and Environment, (December 2015).

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).

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Assessment

The main issues for consideration are:

- Zoning and Council policy,
- Residential and Visual Amenity,
- Energy Efficiency,
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The principle of the provision of roof mounted solar panels is acceptable given the existing 'RES' Zoning, as are the proposed alterations to the front of the dwelling

Residential and Visual Amenity

Solar panels

The proposal consists of an area of c.17sq.m of solar panels on the front roof element of the existing dwelling. The proposal would not significantly alter the dwelling as it currently exists and therefore, no significant visual impact is anticipated. Given the scale of the proposed development, visual and residential amenity would not be adversely impacted.

Other alterations

The applicant is proposing the following additional alterations:

- alterations to first floor front bedroom windows ope to contain a central self-coloured acrylic render external insulated system on masonry wall to create new window elevational layout
 - The dwellings in the area are characterised by a single large window at first floor. The applicant is proposing to split this window by inserting a rendered wall in the middle and create two smaller windows. It is not apparent that other dwellings on the street have made this alteration, however, it is considered that the resultant fenestration detail would appear balanced. The proposal would therefore be in keeping with the character and appearance of the area in this regard.
- alterations extending beyond the front building line of the domestic south facing elevation consisting of new self-coloured acrylic render external insulated system to ground and first floor level
 - The applicant is proposing to externally insulate and render the front of the dwelling. The proposed colour is light grey. The properties in the area are a range of colours and the proposed finish is considered acceptable in this instance.
- grey brick slip finish to external insulated system to ground floor bay window walls.
 - The insulation for this element would be finished in a material with a brick like appearance. This is considered acceptable.

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The proposed alterations would not have an impact on neighbour amenity.

Energy Efficiency

As outlined in Section 11.7.5 of the Development Plan, proposals for solar energy development must prioritise south facing aspects and have an inclination of between approximately 35 and 50 degrees. It is noted that the applicant has prioritised the south facing aspect which complies with this policy.

Services & Drainage

Water Services has raised no objections, subject to conditions.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the application seeking retention and permission, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the 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

- Proposal is for c.17sq.m of roof mounted solar panels on existing dwelling and external insulation
- Assessable area is nil.

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SEA Monitoring

Building Use Type Proposed domestic alterations

Floor Area (sq.m) 0sq.m

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.028

Conclusion

Having regard to the 'RES' zoning objective of the site, it is considered that subject to the conditions set out below, the proposed development would not significantly detract from the character of the surrounding area and would be in accordance with the current South Dublin County Council Development Plan. As such, the proposed development would be in accordance with the proper planning and sustainable development of the area. It is, therefore, recommended that permission be granted subject to conditions set out below.

Recommendation

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

FIRST SCHEDULE

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

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Drainage - Irish Water.
(a) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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.

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: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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

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REG. REF. SD22B/0090

LOCATION: 51, Castleview Road, Clondalkin, Dublin 22

Colm Harte

**Colm Harte,
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:

25/4/22


Eoin Burke, Senior Planner