

# Comhairle Chontae Atha Cliath Theas

PR/0535/22

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

**Reg. Reference:** SDZ22A/0002      **Application Date:** 01-Mar-2022  
**Submission Type:** New Application      **Registration Date:** 01-Mar-2022  
**Correspondence Name and Address:** ZOHA Architecture & Design Suite A, Solas Tower Estate, Corke Abbey, Bray, Co. Wicklow.  
**Proposed Development:** Pitched roof first floor extension to rear and all associated site works.  
**Location:** 6, Stratton Square, Adamstown, Lucan, Co. Dublin  
**Applicant Name:** Anna Dukacz & Tomasz Felkel  
**Application Type:** SDZ Application

(COS)

### Description of Site and Surroundings

Site Area: stated as 0.06 Hectares on the application.  
Site Visit: 23<sup>rd</sup> of March 2022.

### Site Description

The subject site is located on Stratton Square in Lucan within an existing housing development in the Adamstown Strategic Development Zone (SDZ). The site consists of a terraced two-story dwelling. The streetscape consists of housing of a similar form and character.

### Proposal

Permission is being sought for the construction of a pitched roof first-floor extension to rear and all associated site works.

### Zoning

The subject site is located within the Adamstown SDZ, which is subject to zoning objective 'SDZ': *'To provide for strategic development in accordance with approved planning schemes'* under the South Dublin County Development Plan 2016-2022.

### Consultations

Water Services – no objection subject to conditions.  
Irish Water – no objection subject to conditions.  
Roads Department – no objections.

SEA Sensitivity Screening – no overlap indicated.

### Submissions/Observations /Representations

None received.

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### Relevant Planning History

#### *Subject site*

ED21/0050

First floor extension to rear of mid-terrace dwelling. **Declared not exempt due to Article 9 (Condition 28 of Reg. Ref. SDZ13A/0005).**

#### *Overall development area*

SDZ16A/0006

Minor amendments to certain house types under planning permission Reg. Ref. SDZ10A/0001 (as amended by Reg. Ref. SDZ13A/0005). **Permission granted.**

SDZ16A/0004

Minor amendments to planning permission, Reg. Ref. SDZ13A/0005. **Permission granted.**

SDZ13A/0005

Minor amendments to planning permission, Reg. Ref. SDZ10A/0001, comprising: changes of house types 1-9 only (relating to 132 dwellings - 3 2-bed houses, 119 3-bed houses and 10 4-bed houses out of a total of 177 dwellings as permitted).

**Permission granted.**

Relevant conditions include Condition 28:

*1. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development described in Classes 1 or 3 of Part 1 of Schedule 2 to those Regulations shall take place within the curtilage of the houses without a prior grant of permission.*

*REASON: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwellings.*

SDZ10A/0001 & SDZ10A/0001/EP

177 residential units on a site measuring 3.98 hectares located in the townland of Adamstown, Lucan, Co. Dublin. **Permission granted.**

### Relevant Enforcement History

None identified in APAS.

### Pre-Planning Consultation

None identified in APAS.

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

*Section 1.7.2 Metropolitan Consolidation Towns*

*Policy CS2 Metropolitan Consolidation Towns*

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*It is the policy of the Council to support the sustainable long term growth of Metropolitan Consolidation Towns through consolidation and urban expansion.*

*CS2 Objective 1:*

*To promote and facilitate urban expansion on designated Strategic Development Zone sites at Adamstown and Clonburris, in tandem with the delivery of high capacity public transport services and subject to an approved Planning Scheme.*

*Section 1.10.0 Strategic Development Zones*

*Policy CS7 Strategic Development Zones*

*It is the policy of the Council to continue to implement the approved Planning Schemes for Adamstown SDZ and to secure the implementation of an approved Planning Scheme for the Clonburris SDZ.*

*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 11.2.7 Building Height*

*Section 11.3.1 Residential*

*Section 11.3.1 (iv) Dwelling Standards*

*Section 11.3.1 (v) Privacy*

*Section 11.3.3 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 11.7.1 Energy Performance in Existing Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

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

The House Extension design guide contains the following guidance on house extensions, including rear 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;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

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.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

### Adamstown Strategic Development Zone Planning Scheme 2014 (amended 2020)

*2.0 Proposals for Development*

*3.0 Development and Amenity Areas*

*Development Area 9 Adamstown Square*

*4.0 Phasing and Implementation*

### Relevant Government Guidelines

*Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).*

*Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).*

*Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.*

*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).*

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

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*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009). OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).*

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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

The subject site is located within the Adamstown SDZ, which is subject to zoning objective 'SDZ': *'To provide for strategic development in accordance with approved planning schemes'* under the County Development Plan.

Under the Adamstown SDZ Planning Scheme 'Residential' development is Permitted in Principle within 'Development Areas'. The site is located within the Adamstown Square Development Area and consists of an existing dwelling. The proposed development is for a first-floor rear extension to this dwelling. It is therefore considered to be generally in compliance with the SDZ Planning Scheme.

Extensions to existing residential development with the SDZ are assessed against Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the County Development Plan.

### ***Visual and Residential Amenity***

The proposed development would involve the construction of a first-floor rear extension. The extension would extend approx. 3.15m from the rear first-floor building line and approx. 3.65m in width. It would not extend further than the existing ground floor rear projection. The extension would accommodate a study. The extension would have a hipped roof and extend approx. 6.0m in overall height. This is lower than the roof ridge of the existing dwelling. The eaves height would be similar.

The extension would be approx. 2.2m from the closest boundary, which is the eastern boundary with No. 4 Stratton Square. A window is proposed on the western elevation (facing No. 8). However, this would have obscure glass to prevent overlooking. The extension is sufficiently setback from site boundaries, in this instance, to not have an unacceptable overbearing and overshadowing impact on neighbouring properties. A shadow analysis has also been submitted that confirms this. The proposed materials

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and finishes of the extension would match the existing dwelling and are therefore acceptable.

The proposed extension is therefore considered to comply with the South Dublin County Council House Extension Design Guide (2010) and would have an acceptable impact in terms of residential and visual amenity.

### ***Services and Drainage***

Water Services has reviewed the proposed development and has no objection subject to conditions. This includes a condition that prior to the commencement of development SuDS are indicated. This report is noted and should be conditioned as such. However, since the proposal is for a first floor extension a condition relating to SuDS is not considered necessary in this instance.

Irish Water has reviewed the proposed development and has no objection subject to standard conditions. This report is noted and should be conditioned as such.

### ***Screening for 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 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.

### ***Screening for Appropriate Assessment***

The applicant has not provided information to assist the screening for Appropriate Assessment. 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 residential 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.

### **Development Contributions**

No previous extensions

Proposed extension 12sq.m

Assessable area = Nil

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### **SEA monitoring**

Building Use Type Proposed: Residential

Floor Area: 12sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.06 Hectares.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022, South Dublin County Council House Extension Design Guide (2010) and Adamstown Strategic Development Zone Planning Scheme 2014 (amended 2020),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with the Adamstown SDZ Planning Scheme and Council policy in relation to extensions to dwelling houses, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Acts 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 Adamstown Strategic Development Zone Planning Scheme (as amended), 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

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be required by the other conditions attached hereto.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. (a) External Finishes.

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

REASON: In the interest of visual amenity.

(b) Restriction on Use.

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

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This 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



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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.

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.

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REG. REF. SDZ22A/0002

LOCATION: 6, Stratton Square, Adamstown, Lucan, Co. Dublin

*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.

As this proposal is in the Adamstown Strategic Development Zone, in accordance with Section 170 (4) of the Planning & Development Act 2000 (as amended), a Grant of Permission is hereby given on this day.

Dated: 25/4/22

*Eoin Burke*  
Eoin Burke, Senior Planner