

Comhairle Chontae Atha Cliath Theas

PR/0591/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0551 **Application Date:** 29-Oct-2021
Submission Type: Additional **Registration Date:** 12-Apr-2022
Information

Correspondence Name and Address: André Negri, Studio Negri 71, Greentrees Road,
Terenure, Dublin 12

Proposed Development: Replace single storey front rooms & entrance porch
with new face brick single storey rooms with
rooflights; new position for main entrance; new
opens to front ground and first floor; replacement of
all other windows and solar panels to front roof.

Location: 53, Monastery Walk, Dublin 22

Applicant Name: Michelle Griffin & Fred Trenaman

Application Type: Permission

Description of Site and Surroundings

Site Area

0.086 Ha.

NB: The site area is incorrectly stated in Application Form as 0.86 Ha, however the correct area appears to be noted in square metres i.e. 868sq m.

Site Visit

30th November 2021.

Site Description:

The site is located on the eastern side of Monastery Walk within the established Monastery residential estate to the west of Clondalkin Village.

The site contains a two-storey, detached dwelling, which has been subject to a number of modifications. There is an area of hard surfacing to the front of the dwelling which appears to be a shared driveway with No. 51 Monastery Walk. There are a number of structures located in the rear garden of the dwelling, including a pool house, an atrium connecting the existing dwelling and pool house, 2 conservatory/glasshouse type structures adjacent to the northern boundary and a large single storey structure adjacent to the eastern boundary with Nos. 13 and 15 Woodford Road. It is unclear whether these structures are permitted or unauthorised.

The streetscape in the vicinity is generally characterised by detached houses of similar form and appearance.

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Proposal

The proposed development comprises the following:

- Removal of the single storey front extension and entrance porch and the provision of a new single storey extension projecting approximately 3.4m out from the front elevation of the existing dwelling, spanning the full width of the dwelling (approximately 9.6m) and with a height of 3.3m. The proposed extension will result in the following amendments to the front (western) elevation:
 - The relocation of the main entrance door to the centre of the front elevation.
 - The creation of a new entrance door in the northernmost edge of the front elevation (directly adjoining No. 55 Monastery Walk).
 - New window opes at ground and first floor level of the front elevation.
 - The installation of solar panels and 1 rooflight on the western facing pitch of the dwelling's roof.
- Amendments to the remaining elevations comprised of:
 - Removal of the glazed roofing at the eastern elevation and provision of tiled roof with a rooflight and installation of floor to ceiling glazing spanning the width of the elevation.
 - Removal of the large first floor window of the southern elevation.
 - No amendments are proposed to the northern elevation.
- Demolition of the structure to the rear of the existing dwelling, labelled as 'Atrium'.
- The provision of 4 rooflights in the flat roof portion of the proposed front extension, the provision of 1 rooflight in the single storey flat roof portion of the rear elevation and 1 rooflight in the corridor connecting the main dwelling and the pool room.
- All associated site works above and below ground.

SEA Sensitivity

No overlap indicated with the relevant environmental layers.

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Zoning

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

Submissions/Observations /Representations

Final date for submissions 3rd December 2021. None received.

Consultations

Drainage and Water Services Department: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Relevant Planning History

Subject site

None recorded for the subject site.

Neighbouring sites

SD20B/0437 – No. 30 Monastery Walk, Dublin 22

New single storey extension with pitched roof to the front of existing house, new house entrance and all associated site development works; alterations to elevations and internal layout; construction of a new single storey garage with two roof light to the front and side of existing house. **Grant Permission, subject to conditions.**

Recent Relevant Enforcement History

Subject site

S6224 - Erection of large structure to the rear of above property allegedly without the benefit of Planning Permission. **File Closed.** Stated reason for closure: Exempted development.

S3109 (Nos. 51 and 53 Monastery Walk) – Alleged overdevelopment of the property which began in 1970. **File Closed.**

Pre-Planning Consultation

None recorded for subject site

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

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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 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3(i) Additional Accommodation - Extensions.

Section 11.7.1 Energy Performance in Existing Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

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

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Front extensions

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*

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

Relevant Government Guidelines

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

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

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

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, (2008).

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

Planning Note

There are a number of deficiencies in the drawings provided which render it difficult to carry out a complete assessment of the proposed development:

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- Application Form – The site area is incorrectly stated as 0.86Ha, however the correct area appears to be noted in square metres i.e. 868sq m.
- Statutory Notices – The proposed front extension appears to include the relocation of the principal entrance to the centre of the front (western) elevation and the creation of a new entrance at the northern edge of the front elevation (directly adjoining the boundary with No. 55 Monastery Walk). This new entrance is not referenced in the Statutory Notices.
- Site Layout Plan – Levels/contours must be shown on the Site Layout Plan. The vehicular entrance arrangements for the subject site should be clearly and accurately shown. All existing and proposed structures should be shown and clearly annotated, with distances to boundaries and adjacent properties also annotated. For example, the satellite imagery of the subject site shows a number of structures located in the rear garden. However, these structures do not appear to be accurately shown on the Existing Site Layout Plan. In this regard clarification is required from the Applicant as to what structures exist on site.
- Existing Elevations – There is an existing chimney flue rising from the western pitch of the existing dwelling's roof, on the party boundary with No. 51 Monastery Walk. The chimney is annotated as 'Metal Gas Outlet'. This is not shown in the Proposed Elevations drawing. No reference is made to the chimney in the description of development. Clarification is required as to whether it is intended to remove this chimney.
- Proposed Elevations – The proposed arrangement for the portion of the western elevation at first floor level adjoining No. 51 Monastery Walk is unclear from the drawings provided. The existing elevation appears to show a dormer room above the first floor window but this appears to be removed in the Proposed Elevations drawing. It is unclear what type of roof is proposed over this window.
- Existing Pool Room – Drawings are provided of an existing pool room situated in the rear garden. However, no proposed drawings are provided and no reference is made to the pool room in the description of development. It is unclear whether permission exists for the pool room and if any changes are proposed in this Planning Application.

The above deficiencies will need to be addressed to facilitate a complete and accurate assessment of the proposed development. The Planning Authority is satisfied that this can be addressed by way of ADDITIONAL INFORMATION.

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy.
- Residential and Visual Amenity.
- Services, Drainage and the Environment.
- Appropriate Assessment.
- Environmental Impact Assessment.

Zoning and Council policy

The site is located in an area with zoning objective 'RES', '*To protect and/or improve Residential Amenity*'. The proposed development is permitted in principle within the 'RES' zoning objective subject to its design being in accordance with the relevant provisions in the Development Plan regarding extensions (not including design which is addressed within the 'residential and visual amenity' section of the report).

Having regard to the content of the South Dublin House Extension Design Guide (2010) the Planning Authority is generally satisfied that the proposed extension is complementary to the main dwelling and represents a more appropriate design solution than the current visually incongruous front elevation. Whilst the extension spans the width of the dwelling, it complements the dwelling rather than dominating the appearance of the house.

Some concerns arise in relation to the design of the proposed extension, these are discussed further in *Residential and Visual Amenity* section of this Report.

Residential and Visual Amenity

Proposed Single Storey Extension to the Front

The proposed development is comprised of the removal of the single storey front extension and entrance porch and the provision of a new single storey extension projecting approximately 3.4m out from the front elevation of the existing dwelling, spanning the full width of the dwelling (approximately 9.6m) and with a height of 3.3m.

The Planning Authority welcomes the proposed extension, owing to the visually incongruous appearance of the existing front elevation. However, there are a number of concerns with the proposed design which can be addressed by way of ADDITIONAL INFORMATION:

- The proposed development includes the relocation of the principal entrance door to the centre of the front elevation. However, it also proposed to provide an additional entrance door adjacent to the boundary with No. 55 Monastery Park. No rationale or justification for this second entrance has been provided by the Applicant. The Planning Authority considers that one entrance should suffice for the dwelling and a window may be more

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appropriate in this location. The Applicant should either re-design this portion of the front elevation or provide a rationale/justification for this second entrance.

- The proposed development includes a large aluminium window adjacent to the party boundary with No. 52 Monastery Walk. The Proposed Elevation drawing does not clearly show the proposed roof arrangement above this window. In this regard the Applicant should provide clarification on the proposed roof arrangement in this location.
- Having regard to the content of the South Dublin House Extension Design Guide (2010), the Planning Authority has concerns regarding the proposed flat roof profile of the extension. In this regard, the House Extension Design Guide states that proposed front extensions should:

'Reflect the roof shape and slope of the main house.'

The Planning Authority considers that the proposed flat roof profile of the extension does not reflect the pitched roof profile of the main dwelling. In this regard, the Applicant should consider the addition of a small pitched roof to the extension.

- It is noted that the House Extension Design Guide (2010), the Planning Authority has concerns regarding to the projection of the proposed extension out from the elevation of the existing dwelling. The House Extension Design Guide (2010) notes:

'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.'

The Planning Authority welcomes that the proposed extension will result in a greater uniformity in the building line with No. 51 Monastery Walk, when compared to the existing arrangement. However, it would appear that the proposed extension would project approximately an additional 0.5m out beyond the front elevation of No. 55 Monastery Walk when compared with the existing arrangement. Concerns arise that the proposed extension may impact on the daylight and sunlight amenity of the ground floor rooms to the front of No. 55 Monastery Walk. Whilst the Planning Authority acknowledges that the existing arrangement also projects significantly from the front elevation of the dwelling, the proposed development would appear to extend a further 0.5m out from the elevation of the existing dwelling. In this regard, the Applicant should consider a re-design of the proposed front elevation to reduce the potential impact to adjacent properties.

The proposed structure, design and height is generally acceptable and is unlikely to give rise to undue overlooking, overshadowing or negative visual impact. The Planning Authority is satisfied

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that owing to the size and scale of the proposed structure it will not have an adverse impact on the visual and residential amenity of adjacent properties, subject to modifications. Concerns arise in relation to the design of the proposed front extension. The Planning Authority is satisfied that these concerns can be addressed by way of ADDITIONAL INFORMATION.

Elevational and Roof Profile Amendments

The proposed development also includes the installation of solar panels on the western pitch of the existing roof profile and the replacement of the existing rooflight. The Planning Authority considers that these amendments to the roof profile will not significantly impact the residential and visual amenity of the streetscape.

Demolition of Atrium

The Planning Authority welcomes the demolition of the atrium in the rear garden, which connects the existing dwelling and the 'pool room'. However, concerns arise in relation to the remaining structures located in the rear garden. In particular, it is noted that there are a number of structures located directly adjacent to the northern and eastern boundaries of the subject site and within the boundary of the site. It is unclear whether these structures benefit from Planning Permission and what their functions are. In this regard, the Applicant should provide further detail, including floor plans and elevational plans in relation to these structures and their assigned uses.

Services, Drainage and the Environment

The reports received from SDCC's Drainage and Water Services Section and Irish Water indicate no objection to the proposed development, subject to conditions.

Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment

Having regard to the modest nature of the proposed development (extension to existing dwelling), 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.

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Conclusion

The proposed extension to the front of the existing residential dwelling, solar panels at roof level and elevational amendments are considered to be acceptable in principle. However, the Planning Authority has minor concerns regarding the design of the proposed development. Furthermore, clarification is required in relation to the existing structures on the subject site and the extent of the proposed development. The Planning Authority considers that these concerns can be addressed by way of ADDITIONAL INFORMATION.

Recommendation

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

1. Having regard to the content of the South Dublin House Extension Design Guide and the potential impact on the residential and visual amenity of surrounding properties, the applicant is requested to re-design the proposed front elevation. In particular the applicant is requested to:
 - either re-design the front elevation of the proposed extension to remove the second entrance or to provide a rationale/justification for this second entrance.
 - provide clarification on the proposed roof arrangement above the large aluminium window proposed in the front elevation adjacent to the party boundary with No. 51 Monastery Walk.
 - re-design the roof profile of the proposed front extension to complement the existing roof profile of the dwelling.
 - re-design the proposed front elevation to reduce the potential impact to adjacent properties, namely No. 51 Monastery Walk.
2. The Applicant is requested to:
 - (a) provide details of all existing structures on the subject site, including the assigned use of each structure and whether or not appropriate planning permission was obtained prior to their construction.
 - (b) provide floor plans and elevational plans in relation to all structures constructed within the boundary of the property.
3. The applicant is requested to review the deficiencies in the documents and drawings provided and, where necessary, provide amended documents and drawings. In particular, the applicant is requested to review the following:
 - Application Form – The site area is stated as 0.86 Ha. Please confirm if the site is 0.86 or 0.0868.

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- Site Layout Plan – Levels/contours must be shown on the Site Layout Plan. The vehicular entrance arrangements for the subject site should be clearly and accurately shown. All existing and proposed structures should be shown and clearly annotated, with distances to boundaries and adjacent properties also annotated. For example, the satellite imagery of the subject site shows a number of structures located in the rear garden. However, these structures do not appear to be accurately shown on the Existing Site Layout Plan. In this regard clarification is required from the Applicant as to what structures exist on site.
- Existing Elevations – There is an existing chimney flue rising from the western pitch of the existing dwelling's roof, on the party boundary with No. 51 Monastery Walk. The chimney is annotated as 'Metal Gas Outlet'. This is not shown in the Proposed Elevations drawing. No reference is made to the chimney in the description of development. Clarification is required as to whether it is intended to remove this chimney.
- Proposed Elevations – The proposed arrangement for the portion of the hwestern elevation at first floor level adjoining No. 51 Monastery Walk is unclear from the drawings provided. The existing elevation appears to show a dormer room above the first floor window but this appears to be removed in the Proposed Elevations drawing. It is unclear what type of roof is proposed over this window.
- Existing Pool Room – Drawings are provided of an existing pool room situated in the rear garden. However, no proposed drawings are provided and no reference is made to the pool room in the description of development. It is unclear whether permission exists for the pool room and if any changes are proposed in this Planning Application.

Additional Information

Additional Information was requested on 16th December 2021.

Additional Information was received on 12th April 2022.

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

Submissions/Observations

No submissions / observations received.

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Assessment

The following Additional Information was received from the Applicant on 12th April 2022:

- Cover Letter prepared by Mr Fred Trenaman.

- Drawing No. 01 - Existing Location Plan.

- Drawing No. 02 - Existing Floor Plans

- Drawing No. 03 – Existing North and South Elevations
- Drawing No. 04 - Existing Elevations & Section A-A

- Drawing No. 05 – Existing Rear Dwelling 1/3

- Drawing No. 06 – Existing Rear Dwelling 2/3

- Drawing No. 07 – Existing Rear Dwelling 3/3

- Drawing No. 08 – Existing Context Elevations

- Drawing No. 09 – Proposed Location Plan

- Drawing No. 10 – Proposed Floor Plans

- Drawing No. 11 – Proposed Site Elevations

- Drawing No. 12 – Proposed Elevations

- Drawing No. 13 – Proposed Context Elevations

- Drawing No. 14 – West/Front Façade – Model

The Additional Information provided by the Applicant will be assessed below in the context of the 3 No. items of Additional Information requested by the Planning Authority on 16th December 2021:

Additional Information Item No. 1

Each element of Additional Information Item No.1 shall be assessed individually below:

- Second Entrance – The Applicant has provided a rationale for the provision of a second entrance based upon the need for the Applicant's son to bring his bicycles through the

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existing house from the rear garden. It is unclear from the documentation provided by the Applicant, where exactly the bicycles are stored. If it is the case that they are stored in the 'Playroom' they can easily be moved through the principal entrance of the dwelling and if it is the case they are stored in the rear garden, they would still need to be brought through the house to access the proposed secondary entrance. The rationale provided by the Applicant is therefore not accepted and this aspect of Additional Information Item No. 1 has not been satisfactorily addressed. The Planning Authority considers that one entrance should suffice for the dwelling and a window may be more appropriate in this location. Should the Planning Authority be minded to Grant Permission, the second entrance should be omitted by way of CONDITION and replaced with a window.

- As outlined further under Additional Information Item No. 3, the rationale/justification provided by the Applicant for the flat roof portion of the roof above the large window proposed in the front elevation, adjoining No. 51 Monastery Walk. It is considered that the proposed arrangement would be contrary to the provisions of the South Dublin House Extension Design Guide. In this regard, the Applicant's response to this aspect of Additional Information Item No. 1 is not deemed to be acceptable.
- The Applicant has not amended the roof profile of the proposed extension to the front of the dwelling. As previously indicated the flat roof design does not adhere to the content of the South Dublin House Extension Design Guide (2010) as it does not reflect the pitched roof profile of the main dwelling. In this regard, the Applicant was asked to consider the addition of a small pitched roof to the extension. The rationale for not applying a pitched roof to the extension to the front is not accepted by the Planning Authority.
- The reduction in the proposed extension by 500mm reduces the projection to ensure it lines up with the front elevation. This is welcomed by the Planning Authority.

It is considered that Additional Information Item No. 1 has only been partially addressed, with CONDITIONS required to address the remaining concerns of the Planning Authority.

Additional Information Item No. 2

The Applicant has provided floor plans and elevations for all existing structures on the subject site and has satisfactorily addressed the Planning status of all structures. Whilst the Planning Authority has significant concerns regarding the proliferation of structures within the rear garden of No. 53 Monastery Walk, it is noted that they either appear to have appropriate planning permission or are outside of the statute limitation for enforcement. Should the Planning Authority be minded to Grant Permission for the proposed development of this Planning Application, a standard CONDITION should be attached requiring the dwelling and ancillary

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structures to be operated as one single dwelling and not be subdivided into more than one dwelling.

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

Additional Information Item No. 3

Each item contained within Additional Information Item No. 3 shall be assessed below:

- Site Area – It is noted that no clarification has been provided in relation to the Site Area, however given the minor nature of the discrepancy (0.008Ha) it is considered that it would not prevent the Planning Authority from reaching a decision in relation to this Planning Application.
- Site Layout Plan – Only 1 No. level has been shown on the Existing and Proposed Site Layout Plans to the front of the dwelling. However, when viewed in conjunction with the FFL shown on the Existing and Proposed Floor Plans, the proposed development can be assessed. The Site Layout Plans now include all existing and proposed structures with distances to boundaries with adjacent properties.
- Existing Elevations – The Applicant has clarified in their Cover Letter that they intend to retain the metal flue adjoining the front gable of No. 51 Monastery.
- Proposed Elevations – In relation to the proposed arrangement for the portion of the western elevation at first floor level adjoining No. 51 Monastery Walk, the Applicant has stated in their Cover Letter that:

'The large window at First Floor Level, we have reduced the depth of the window projection but would like to keep the height to allow light into the room. We would see this as a more contemporary style window. Examples of which can be seen in the estate. We propose to maintain the line of the small lean to on either side of the window in aluminium cladding to continue the existing ride through.'

The Planning Authority considers that insufficient architectural design rationale has been provided for the proposed window and flat roof portion at first floor level which would be prominent and visible from the adjacent streetscape. It is considered that the proposal would present a visual discordance to the roof profile along Monastery Walk and would be contrary to the provisions of the South Dublin House Extension Design Guide (2010) as it does not reflect the roof shape and profile of the main house and would create an awkward join between the roof

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profile of 2 No. properties . In this regard, it is considered appropriate that, should the Planning Authority be minded to Grant Permission for the proposed development, the proposed flat roof portion should be omitted by way of CONDITION.

- Existing Pool Room – It is noted that no changes are proposed to the Existing Pool Room.

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

Other Consideration

Development Contributions

Development Contributions	
Building Use Type Proposed	Floor Area (sq m)
Residential (Extension)	26.8sq.m
Previous Extension	0sq.m
Assessable Area	0sq.m

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – additional floor space	26.8sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.86ha

Conclusion

Having regard to the:

- Provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide 2010,
- The established character of the area and
- The nature and scale of the proposed development,
- The additional information submitted,

the proposed development is considered acceptable in principle and, subject to conditions would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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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, and as amended by Further Information received on 12th April 2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Amendments.
Prior to the commencement of development the Applicant shall submit a complete set of plan, elevational and sectional drawings demonstrating the application of the following amendments to the proposed development:
 - (i) The omission of the proposed second entrance to the dwelling providing direct access to the playroom and its replacement with a window.
 - (ii) The omission of the flat roof portion to the single storey front extension and its replacement with a small pitched roof which matches the line and profile of that at Nos. 51 and 55 Monastery Walk.
 - (iii) The omission of the flat roof portion above the proposed first floor level window adjoining No. 51 Monastery Walk and its replacement with a pitched roof profile similar to the existing roof profile in this location.Written agreement shall be obtained from the Planning Authority in relation to the amended drawings, prior to the commencement of development.
REASON: In the interests of proper planning and sustainable development.

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3. (a) External Finishes.

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

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house, the proposed extension and all ancillary structures in the rear garden 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 standards, codes and practices.

(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

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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.

4. Drainage.

- (i) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) features for the proposed development.
- (ii) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
- (iii) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- (iv) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
- (v) All development shall be carried out in accordance with Irish Water Standards codes and practices.

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

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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

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

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REG. REF. SD21B/0551

LOCATION: 53, Monastery Walk, Dublin 22



**Sarah Watson,
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: 09/05/2022



**Colm Harte,
Senior Executive Planner**