

Comhairle Chontae Atha Cliath Theas

PR/0592/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0108 **Application Date:** 15-Mar-2022
Submission Type: New Application **Registration Date:** 15-Mar-2022

Correspondence Name and Address: Tiana Miller, Kelliher Miller Architects 10 Blessington Court, Dublin 7.

Proposed Development: Conversion of an existing side garage with a single storey extension to the front and rear and a first floor dormer extension to the rear all including any associated site works and existing two storey semi-detached dwelling.

Location: 2, Silverwood Drive, Rathfarnham, Dublin 14

Applicant Name: Ciaran Ahern & Maeve O'Rourke

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.037 Hectares.

Site Description:

The site contains a 1.5 storey, semi-detached dwelling located on a corner. The dwelling has a pitched roof profile and single storey rear extension with a flat parapet roof and with attached side garage with flat parapet roof. The existing dwelling is entered from a side entrance door. The subject site is splayed in design and an additional dwelling (detached) has been constructed on the site as per reg. ref. SD03A/0060. The dwelling is located within the established Silverwood Drive residential estate which is characterised mainly by other semi-detached and detached houses of similar form and appearance.

Proposal:

The proposed development is for the following:

- Garage conversion.
- Single storey front and rear extension.
- First floor rear dormer extension (habitable).
- Proposed works measure c.42sq.m.(including garage conversion).

SEA Sensitivity:

No overlap identified with relevant environmental layers.

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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**.

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

Submissions/Observations /Representations

None.

Relevant Planning History

SD03A/0060: 2-storey detached house and driveway at side.

Decision: **GRANT PERMISSION.**

Adjacent Sites

SB1489: 64 Silverwood Drive.

Proposed garage conversion, extension and new garage at 64 Silverwood Drive.

Decision: **GRANT PERMISSION.**

SD18B/0358: 4, Silverwood Drive, Rathfarnham, Dublin 14.

Extension and alterations to existing two storey dwelling: (1) demolition of existing single storey garage and replacement with two storey extension to side of dwelling; (2) single storey porch with pitched roof to front of dwelling; (3) single storey and part two storey extension to rear of dwelling; (4) internal alterations and all associated site development works.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None traced.

Pre-Planning Consultation

None traced.

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

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

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

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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 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3(i) Additional Accommodation - Extensions.

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

The House Extension Design Guide, *Section 4:*

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

Section 11.4.2 Car Parking Standards

Section 11.4.4 Car Parking Design and Layout

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

Relevant Government Guidelines

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

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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

Garage Conversion & extension

The existing garage will be converted to a study to the front and a living room to the rear. The footprint of the existing garage will also be extended slightly to the front and rear. The front extension to the existing garage will also comprise the relocation of the existing side entrance door further forward. The garage door to the front will be replaced with a window and an additional window will be inserted to the rear. The extended elements to the existing garage will project outwards from the front by c.1.0m and from the rear by c.2.0m. The garage conversion and the extended elements to the garage conversion will have a flat parapet roof with a parapet height of c.3.2m. This element of the proposal would integrate reasonably well with the character of the existing dwelling and would not have a significant adverse impact on residential and visual amenity.

First floor rear dormer (habitable)

The rear dormer will have a flat parapet roof with a parapet height of c.5.53m measured externally from ground level. The dormer will be centrally placed and inset slightly by c.0.5m from both side walls. It will project outwards from the roof by c.4.0m and will span a width of c.5.7m. The rear dormer will have an internal floor to ceiling height of c.2.4m. This element of the proposal would integrate reasonably well with the character of the existing dwelling and there will be no undue overlooking or overbearing impact on neighbouring dwellings in the vicinity. It is noted that from the planning drawings submitted and from Google Earth that the immediate neighbour to the south (No. 64 Silverwood Drive) has a first floor rear dormer extension.

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Services & Drainage

Surface Water Drainage issued a report stating 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 The applicant shall include Water Butts and/or a rain garden planter box as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

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.

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

IW Recommendation:

No Objection

1 Water

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

2 Foul

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

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

Screening for Appropriate Assessment (AA)

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

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact

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assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other considerations

Development Contributions

- The development is garage conversion with front and rear extension and first floor rear dormer (habitable) Total area 42sq.m.
- Previous single storey rear extension measures c.20sq.m.
- 20sq.m exemption remains.
- Assessable area measures c.22sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – extension & garage conversion	42
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.037

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.

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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. (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 applicant shall include Water Butts and/or a rain garden planter box as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.
 - (ii). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - (iii). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
 - (iv). All development shall be carried out in compliance with Irish Water Standards codes and practices.
 - (v). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (vi). 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.
 - (vii). 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

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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 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

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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 €2,298.78 (two thousand two hundred and ninety eight euros and seventy eight cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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

NOTE: The applicant is advised that, in 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.

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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/0108

LOCATION: 2, Silverwood Drive, Rathfarnham, 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: 09/05/2022



Colm Harte,
Senior Executive Planner