

Comhairle Chontae Atha Cliath Theas

PR/0584/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0113 **Application Date:** 15-Mar-2022
Submission Type: New Application **Registration Date:** 15-Mar-2022
Correspondence Name and Address: Graham McNevin 3, Killakee Gardens, Firhouse, Dublin 24
Proposed Development: Conversion of attic space to non-habitable space; dormer to rear; Velux to front and all associated site works to existing dwelling.
Location: 3, Castlefield Green, Dublin 16
Applicant Name: Suzanne McCaffery
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.012 hectares.

Site Description:

The application site contains a two storey, mid-terraced house, located on Castlefield Green and just west of the M50. The surrounding area is residential in nature.

Site visited:

20 April 2022

Proposal:

Permission is sought for the following:

- Conversion of attic space to non-habitable space with flat roof rear dormer
- Roof light on front elevation

Zoning:

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

Consultations:

Surface Water Drainage – **No objection**

SEA Sensitivity Screening

Overlap with PFRA A 2016 and PFRA B 2016

Comhairle Chontae Atha Cliath Theas

PR/0584/22

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations

Submission expiry date – 18/04/2022

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

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.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Relevant Government Guidelines

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

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

***Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities**, Department of the Environment, Heritage and Local Government, (2009).*

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Comhairle Chontae Atha Cliath Theas

PR/0584/22

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes construction of a flat roof rear dormer to facilitate attic conversion to storage with 1 rooflight on front elevation. No other changes are noted from drawings.

Rear Dormer and Attic Conversion

The dormer would be located on the rear roof slope. The dormer would have a flat roof, with rendered walls and an architectural panel for the roof. A window would be placed on the rear elevation, to match existing fenestration. The dormer would be sufficiently set down from the ridgeline and up from the eaves, in compliance with the House Extension Design Guide. A rooflight would be located on the front roof slope, and an existing rooflight on the rear slope being removed to facilitate the dormer extension.

The dormer window would provide a new vantage point however, a separation distance of 22m would be maintained between the dormer window and the existing dwelling to the rear. In this regard, it is not considered that the dormer window would be detrimental to the privacy or amenity of neighbouring dwellings. Given the location and siting of the dormer it is not considered that there would be any harmful impacts of overlooking or overshadowing.

It is noted that the ceiling height at attic level would be approximately 2.1m. The applicant is advised to note that a ceiling height of 2.4m would need to be achieved and all Building Regulations would need to be complied with for the space to be used as a habitable room. It is stated that the attic conversion would be used for storage.

Based on the above, the dormer extension and attic conversion are considered to be acceptable.

Services, Drainage and the Environment

Water Services has reviewed the application and has stated no objection to the development.

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 house extension.

Having regard to:

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

Comhairle Chontae Atha Cliath Theas

PR/0584/22

Record of Executive Business and Chief Executive's Order

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.

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 real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

Attic conversion (non-habitable): 18sq.m
Assessable area: Nil

SEA Monitoring

Building Use Type Proposed: Residential extension
Floor Area: 18sq.m (non-habitable)
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.012 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, The House Extension Design Guide and the overall design of the development proposed it is considered that, subject to conditions set out below, the proposed development 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 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 -

Comhairle Chontae Atha Cliath Theas

PR/0584/22

Record of Executive Business and Chief Executive's Order

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. (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

Comhairle Chontae Atha Cliath Theas

PR/0584/22

Record of Executive Business and Chief Executive's Order

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 development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

Comhairle Chontae Atha Cliath Theas

PR/0584/22

Record of Executive Business and Chief Executive's Order

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

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

NOTE: The applicant 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.

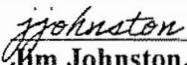
NOTE: the applicant is advised that in order to use the attic as a habitable room it must comply with the Building Regulations.

Comhairle Chontae Atha Cliath Theas

PR/0584/22

Record of Executive Business and Chief Executive's Order

**REG. REF. SD22B/0113
LOCATION: 3, Castlefield Green, Dublin 16**



**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**