

Comhairle Chontae Atha Cliath Theas

PR/0609/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0115 **Application Date:** 16-Mar-2022
Submission Type: New Application **Registration Date:** 16-Mar-2022
Correspondence Name and Address: Keith Matthews 12a, Churchfields, Kentstown, Co. Meath
Proposed Development: New story extension to front with internal modifications and associated site works.
Location: 4, Daletree Park, Ballycullen, Dublin 24.
Applicant Name: Keith Lai
Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Area

0.022 Ha.

Site Description

The site accommodates a 2-storey, semi-detached house with a half hip roof. As with other houses in the area, this is treated with brick from ground to the level of the cill of higher windows at first floor level, and with white plaster above. The house has a small porch beneath an canopy pitched roof with the appearance of a gable front. There is also a rear dormer at attic level (see planning history). The houses along this side of the street are staggered and there is no flat building line, with the neighbouring detached house to the north (No. 2) being set about 2 metres in front of this house.

Site visit: 3/5/22

Proposal:

New story extension to front with internal modifications and associated site works.

Zoning:

'RES' – 'To protect and/or improve residential amenity.'

Consultations:

Water Services	No objection, subject to conditions.
Irish Water	No objection, subject to conditions.

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SEA Screening

No overlap with the relevant environmental layers.

Submissions/Observations /Representations

None.

Relevant Planning History

SD18A/0070

SDCC **granted permission** for conversion of attic to storage including a dormer obscure window to the rear and 'Velux' roof lights to the rear and side and change of roof profile.

Relevant Enforcement History

None.

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 9.3.4 Non-Designated Areas

Policy HCL 15 Non-Designated Areas

Objective 3 – To protect existing trees, hedgerows and woodlands...

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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

National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)
Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy;
- Residential amenity and visual impact;
- Drainage
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the

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Development Plan with specific reference to Section 11.3.3 which relates to extensions to dwellings.

Residential Amenity and Visual Impact

The proposal is a 2-storey front extension covering one half of the front elevation, providing for a new entrance hallway and front door at ground level, and an extended bedroom at first floor level, with subordinate hipped roof over.

The proposed extension is approx. 1.8 to metres in depth (internally) and 2.2 metres wide, taking up slightly less than half of the width of the house. Exterior measurements are expected to be about 2.2 m deep and 2.5m wide.

The staggered building line on the street ensure that this extension would not project beyond the front building line of the attached dwelling.

Use of the 45 degrees test (p.13, House Extension Design Guide) suggests that the extension would reduce the daylight and aspect in the living room and larger front bedroom of the house. However, the extension is located on the northern side of the property and would not reduce sunlight penetration to these rooms. The extension would also provide for additional aspect and sunlight penetration to the new hallway and extended bedroom. Overall, the impact on the house – and considering that there is no impact on any other house – is considered to be acceptable.

Regarding front extensions, the SDCC House Extension Design Guide recommends the following:

“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 building line at this location is not ‘regular’, and in fact the transition between no.2 and no. 4 is quite sharp, with the distance between the houses being smaller than the perpendicular distance between front elevations. It is therefore considered that there is no building line to protect at this location. It is considered given each of the above considerations that the proposed extension is acceptable.

Roads

The proposed development would leave a driveway of approx. 9 metres, with is sufficient under Council policy for car parking.

Drainage

The Environmental Services Department states no objection, subject to separation of foul and surface water connections. Irish Water seeks connection agreements where/if necessary. This can be covered by condition.

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Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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 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

Bonds & Contributions

The proposed development is for a front extension of 8m².

There are no other extensions to the house.

Having regard to the 40m² allowance for domestic extensions, the assessable area is nil.

SEA Monitoring

Development Type: Residential

Floor Area (sq.m.): 3.8

Site Type: Brownfield / Urban Consolidation

Site Area (Ha.): 0.022

Conclusion

The proposed development would not be seriously injurious to the residential amenities of the area and would be consistent with the 'RES' land-use zoning objective, the South Dublin County Development Plan 2016 – 2022, and 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.

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FIRST SCHEDULE

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

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. (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

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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 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

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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: 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.

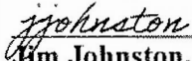
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REG. REF. SD22B/0115

LOCATION: 4, Daltree Park, Ballycullen, Dublin 24.



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: 10/5/2022



Colm Harte,
Senior Executive Planner