

# Comhairle Chontae Atha Cliath Theas

**PR/0596/22**

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

**Reg. Reference:** SD22B/0116      **Application Date:** 16-Mar-2022  
**Submission Type:** New Application      **Registration Date:** 16-Mar-2022  
**Correspondence Name and Address:** Darek Tar 5, Darley Court, Palatine Square, Off  
Arbour Hill, Dublin 7, D16EOPZ  
**Proposed Development:** Single storey side extension to the east of existing  
end -terrace house; alterations to the existing  
elevations and associated site works  
**Location:** 164, Woodfield, Scholarstown Road, Dublin 16  
**Applicant Name:** Deirdre Farrell  
**Application Type:** Permission

(CS)

### **Description of Site and Surroundings:**

Site Area: 0.0275 Hectares.

#### Site Description:

The site contains an existing two storey, end of terrace dwelling with a pitched roof on an 'L' shaped site with a relatively large front and side garden. The streetscape is characterised by two storey dwellings with front and rear gardens and with a mainly uniform building line.

### **Proposal:**

The proposal comprises of the following:

- Single storey side extension.
- Alterations to existing elevations whereby existing entrance door will be relocated.
- Proposed works measure c.38sq.m.

### **SEA Sensitivity:**

No overlap identified with SEA Screening software.

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – **Additional Information** recommended.

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

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### **Submissions/Observations /Representations**

None.

### **Relevant Planning History**

None traced to subject site.

### **Relevant Enforcement History**

None for subject site.

### **Pre-Planning Consultation**

None.

### **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.

#### *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,*

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- 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).

*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***

The single storey side and rear extension will be 'L' shaped and will be comprised of a part flat parapet roof element and a part pitched roof element. The flat parapet roof element will have a parapet height of c.3.365m and the pitched roof element will have a ridge height of c.4.3m and an eaves height of c.3m.

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The extension will broadly align with the main front building line of the existing dwelling but will be inset at the centre by c.2.65m where it will lead to the new relocated front entrance door and where it will be covered by a roof canopy over.

In the front garden the extension will be offset from the eastern site boundary by c.2.56m. The remainder of the extension will be built to the eastern site boundary. It is noted there is a pedestrian footpath and existing car parking located on the other side of the eastern site boundary. To the rear the extension will align with the main rear building line of the existing dwelling. A reasonable level of private open space will remain post completion. The extension will integrate reasonably well with the character of the existing dwelling and with the character of the area. There will be no undue overlooking and there will be no significant overbearing impact on neighbouring properties in the vicinity. The proposal would be visually acceptable and would not adversely impact residential amenity of properties in the vicinity.

### **Services & Drainage**

Surface Water Drainage has recommended **Additional Information** be requested regarding soakaway requirements. Irish Water has no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

#### *Surface Water Report: **Further Information** Required:*

*1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.*

*1.2 The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*

- i) At least 5m from any building, public sewer, road boundary or structure.*
- ii) Generally, not within 3m of the boundary of the adjoining property.*
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.*
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- v) Soakaways must include an overflow connection to the surface water drainage network.*

*1.3 Should a soakaway prove not to be feasible, then the applicant shall submit the following:*

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- a) Soil percolation test results demonstrating a soakaway is not feasible*
- b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features such as rain gardens and/or rain planter boxes*

*Note: If the planning department decide to grant planning permission for this development, then the applicant shall submit the above information prior to commencement of development for written agreement from the Planning Authority.*

*1.4 The applicant shall include Water Butts as part of additional 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.*

Notwithstanding the report from Surface Water Drainage it is considered the above may be dealt with by way of **condition** in the event of a grant.

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 the **conditions** in the event of a grant.

### ***Screening for Appropriate Assessment (AA)***

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.

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Having regard to:

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

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

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

### ***Other considerations***

#### **Development Contributions**

- Single storey side and rear extension c.38sq.m.
- No previous extension.
- 40sq.m. exemption remains.
- Assessable area is nil.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential extension	38sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0275

### **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)

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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 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.  
Prior to commencement of development the applicant shall submit the following information to the Planning Authority for written approval:
  - (i) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant shall submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

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(ii) The applicant shall submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- At least 5m from any building, public sewer, road boundary or structure.
- Generally, not within 3m of the boundary of the adjoining property.
- Not in such a position that the ground below foundations is likely to be adversely affected.
- 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- Soakaways must include an overflow connection to the surface water drainage network.

(iii) Should a soakaway prove not to be feasible, then the applicant shall submit the following:

- Soil percolation test results demonstrating a soakaway is not feasible
- A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features such as rain gardens and/or rain planter boxes

Note: If the Planning Department decides to grant planning permission for this development, then the applicant shall submit the above information prior to commencement of development for written agreement from the Planning Authority.

(iv) The applicant shall include Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the proposed development.

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

(vi).The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

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

(ix) 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.

(x) 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



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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.

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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 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: 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/0116**

**LOCATION: 164, Woodfield, Scholarstown Road, 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: 10/05/2022**

  
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**Colm Harte,**  
**Senior Executive Planner**