

# Comhairle Chontae Atha Cliath Theas

**PR/0615/22**

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

**Reg. Reference:** SD22B/0125      **Application Date:** 23-Mar-2022  
**Submission Type:** New Application      **Registration Date:** 23-Mar-2022

**Correspondence Name and Address:** Brian Donovan 131 Rathgar Road,, Dublin 6  
**Proposed Development:** Single storey extension to front and rear; 2 storey extension to rear first floor (to side 77sq.m); single storey garden room (40sq.m) to rear of existing house.

**Location:** 31, Templeville Road, Dublin 6w  
**Applicant Name:** Michael and Ailish Russell  
**Application Type:** Permission

(CS)

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

Site Area: 0.045 Hectares.

#### Site Description:

The subject site is located on Templeville Road in Templeogue and contains a two-storey semi-detached house with a hipped roof and with a single storey flat roof garage conversion to the side. Side access is available to the rear where there is a relatively long rear garden. The streetscape is characterised by houses of similar form and style, with a mainly uniform building line. The houses have front and back gardens, with driveways to the front.

### **Proposal:**

The proposed development consists of the following:

- First floor side extension with hipped roof over existing single storey side element (garage conversion).
- First floor rear extension with hipped roof.
- Single storey front and rear extension.
- Total area of all extensions measures c.77sq.m.
- Single storey garden room to rear (40sq.m.).
- Proposed works measure c.117sq.m.

### **Consultations:**

Irish Water – **Additional Information** recommended.

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

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### **SEA Sensitivity Screening**

No overlap with environmental layers.

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

None received.

### **Relevant Planning History**

**WB0238:** Bathroom/bedroom garage conversion.

Decision: **GRANT PERMISSION.**

### *Adjacent sites*

**SD02B/0289:** 41 Templeville Road, Terenure, Dublin 6W.

Rear kitchen-lounge, first floor bedroom with bathroom, new entrance porch, change of garage to sitting room.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History**

None on file.

### **Pre-Planning Consultation**

No pre-planning consultation was held in relation to the development.

### **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 Additional Accommodation*

#### *Section 11.3.3 (i) Extensions*

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*Section 11.4.2 Car Parking Standards*

*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:

- Zoning and Council policy,
- Residential and Visual Amenity,
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR).

### ***Zoning and Council Policy***

The site is subject to zoning objective RES - 'To protect and / or improve Residential Amenity'. The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan and the House Extension Design Guide.

### ***Residential & Visual Amenity***

*Single storey front extension*

The porch element of the extension will be centrally placed and will project outwards from the main front building line by c.0.6m and will span a width of c.2.2m. The porch element will have an apex pitched element over. A bay will be created whereby the dwelling will be extended outwards from the main front building line by c.0.6m and will span a width of c.2.7m. This element of the extension will have a hipped roof over. The extension would integrate reasonably well with the character of the existing dwelling and would comply with the SDCC House Extension Design Guide 2010.

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### *Single storey rear extension*

The extension will project outwards from the main rear building line by c.5.1m and will span a width of c.7.8m. The extension will be offset from the immediate adjoining neighbour to the west is c.0.5m. The extension will have a hipped roof whereby one element of the extension will be subservient to the other element. The ridge height of the primary element of the extension will be c.4.8m whereas the ridge height of the secondary element will be c.4m. The extension would visually accord with the character of the area and would comply with the SDCC House Extension Design Guide 2010.

### *Single storey garden room to rear (non-habitable shed 40sq.m.).*

The shed will be offset by c.5.5m from the boundary with the immediate neighbour to the rear (north, No.39 Fortfield Drive). It will be offset by 0.75m from the boundaries with immediate neighbours to the east and to the west. The shed structure will have a flat parapet roof with a parapet height of c.2.95m. The shed will be 'L' shaped in design and will measure an internal floor area of c.40sq.m. A reasonable level of private open space will remain post completion. The shed would visually accord with the character of the area and would not have a significant overbearing impact on residential and visual amenity. In the event of a grant a **condition** shall be attached that the use of the shed (garden room) building shall be restricted to purposes incidental to the enjoyment of the house as such and shall not be used for commercial use, as a habitable unit and shall not be leased or subdivided from the main dwelling. The shed should also be **conditioned** to have no bathroom, to ensure it is not used for habitation.

### *First floor side & rear extension*

The existing hipped roof will be extended to provide for the proposed extension. The first floor side extension will be constructed above the existing ground floor converted garage and will span the full length of the existing dwelling and will span the full width of the existing converted garage. The first floor rear extension will project outwards from the main rear building line by c.3m and will span a width of c.4.9m. There will be no undue overlooking or overbearing impact and the proposal would not have a significant overbearing impact on residential and visual amenity.

### *Services and Drainage*

Reports recommending **Additional Information** were issued from both Irish Water and Surface Water Drainage. An extract taken from the Irish Water report states the following:

IW Recommendation:

**Further Information** Required

IW Observations:

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### *1 Water*

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

### *2 Foul*

*2.1 The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).*

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

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

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:*

- 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:*

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*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 Include water butts as part of additional SuDS (Sustainable Drainage Systems) features 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 Irish Water it is considered that the above may be dealt with by way of **condition** in the event of a grant.

### **Other Considerations**

#### ***Development Contributions***

- First floor side & rear extension & single storey front and rear extension measures c.77sq.m. as stated.
- Single storey Garden room (shed, non-habitable) to rear 40sq.m. as sated.
- Total area of all extensions measures c.77sq.m.
- Proposed works measure c.117sq.m.
- Existing garage conversion measures c.12.5sq.m.
- 27.5sq.m Exemption remains.
- Assessable area measures c.49.5sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – Extension & shed	117
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.045

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed, it is considered that, subject

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to the 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 - 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.
  - a) 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.

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(c) Drainage - Irish Water.

Prior to commencement of development the applicant shall submit the following information to the Planning Authority for written approval:

(i). The applicant has not submitted foul water drainage plans for the proposed development. The applicant shall submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).

(ii). 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.

(iii). 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:

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.

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

(v). Include water butts as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

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

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



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

(vii). 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.

(viii). 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 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

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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.

### 3. Shed (Garden Room).

(a) The use of the shed (garden room) building shall be restricted to purposes incidental to the enjoyment of the house as such and shall not be used for commercial use, as a habitable unit and shall not be leased or subdivided from the main dwelling.

(b) the proposed bathroom and shower in the shed shall be omitted.

REASON: In the interest of the proper planning and sustainable development of the area and to ensure the shed is not used for habitation.

### 4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,172.26 (five thousand one hundred and seventy two euros and twenty six 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.

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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: 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/0125**


**LOCATION: 31, Templeville Road, Dublin 6w**

  
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**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:** \_\_\_\_\_

17/5/22

  
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**Eoin Burke, Senior Planner**