

Comhairle Chontae Atha Cliath Theas

PR/0624/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0027 **Application Date:** 25-Jan-2022
Submission Type: Additional **Registration Date:** 21-Apr-2022
Information

Correspondence Name and Address: Wojciech Kordyl, A1 Architects 'The Avila', 125, Drimmagh Road, Walkinstown, Dublin 12

Proposed Development: Construction of a single storey extension at ground floor level to the rear of the existing house, new porch to the front new raised flat roof to existing side extension, alterations to elevations and internal layout, 2 roof lights, altering the existing hip roof to a gable ended roof and converting attic to accommodate study/gym with dormer window to the rear and all associated site development works.

Location: 56, Ballyroan Road, Dublin 16 D16 R8W6

Applicant Name: Alina and Thomas Normile

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.04 Hectares as stated per application.

Site Description:

The subject site consists of a two storey, semi-detached dwelling with hipped roof and single storey side and rear extensions with flat parapet roofs. There are 2 no. shed located to the rear. There is currently a two storey dwelling (No.56A Ballyroan Road) under construction in the side garden granted permission under reg. ref. SD20A/0220.

The area is largely residential in character with a slightly staggered building line.

Proposal:

The application for permission comprises of the following:

- Demolition of 2 rear sheds (c.10sq.m).
- Change of roof profile from hipped roof to full pitched gable roof & rear dormer.
- New raised flat roof to existing side extension.
- Single storey rear extension.
- New front porch extension.
- 2 roof lights.
- Proposed works measure c.39.3sq.m.

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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 – **Additional Information** recommended.

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

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

None.

Relevant Planning History

SD20A/0220: 56, Ballyroan Road, Dublin 16.

Four bedroom, two storey plus roof space accommodation residential unit including the demolition of existing side extension; rear facing second floor dormer window; new side vehicular access to accommodate two cars; relocated pedestrian access; site landscaping and all other site works.

Decision: **GRANT PERMISSION.**

CURRENTLY UNDER CONSTRUCTION.

Adjacent sites

SD10B/0243: 18, Ballyroan Road.

An extension to side and rear of existing dwelling (34sq.m.) with an attic conversion (32sq.m.) and the construction of a refurbished porch and main entrance on the front elevation. Other works include the construction of a dormer window on rear roof pitch, alterations to 1st floor windows to rear, increase in height of narrow window to south elevation, widening of driveway and new roof finishes.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

S8874: Live case remains open. It is noted this relates to No.56A Ballyroan Road.

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

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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 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

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

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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity

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- 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 that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Residential and Visual Amenity

Demolition of 2 rear sheds (10sq.m)

It is proposed to demolish the sheds to provide space for the proposal to be constructed. This demolition would be considered to be broadly acceptable in this instance.

Change of roof profile from hipped to gable & non-habitable rear dormer (study/gym)

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up the existing hip roof to the side to create a pitched gable roof to allow conversion of attic into non-habitable (gym/study) space with rear dormer extension and with rear window. The rear dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be centrally placed. However, it is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **additional information**.

It is noted that an additional landing window will be inserted at attic level to serve the rear dormer. In the event of a grant a condition shall be attached that it uses obscure glazing in the interest of mitigating any potential overlooking.

New raised flat roof to existing side extension.

The parapet height of the existing single storey side extension will be raised from c.3.1m to 3.3m. This would visually accord with the character of the area and would not have a significant adverse impact on residential and visual amenity.

Single storey rear extension.

The extension will project outwards by c3.41m from the main rear building line and will span a width of c.6.5m. It will be offset from both neighbouring site boundaries and part of the existing rear extension will be incorporated into the new extension. The extension will have no undue overlooking with other dwellings in the vicinity and a reasonable level of private open space will

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remain post completion. This element of the proposal would comply with the SDCC House Extension Design Guide 2010.

New front porch extension.

The extension will project outwards from the main front building line by c.1.2m and will span a width of c.2.95m. It will have a flat parapet roof with a parapet height of c.3.3m. This element of the proposal would comply with the SDCC House Extension Design Guide 2010.

2 roof lights.

1 roof light is proposed on the main rear roof and 1 roof light is proposed for the single storey rear extension. This is considered to be broadly acceptable in this instance and would visually accord with the character of the area.

Services and Drainage

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

Surface Water Report:

Further Information Required:

1.1 Water Services have concerns regarding the proposed soakaway. The applicant has referenced soakaway tests have been carried out as part of the neighbouring development to the north (Planning ref: SD20A/0220) however this concluded that the use of a soakaway solely was not suitable.

Therefore 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.

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.*

1.2 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 report and surface water layout drainage drawing for the development demonstrating the use alternative SuDS (Sustainable Drainage Systems) features for the proposed development to manage surface water such as:*
- *Green roof*
 - *Rain Gardens*
 - *Underground attenuation systems as a last resort.*

All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

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.

It is considered appropriate to request the above **additional information**.

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

IW Recommendation:

No Objection

IW Observations:

I Water

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

Reason: In the interest of public health and to ensure adequate water facilities.2 Foul2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate waste water facilities.

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

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Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, 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, front porch extension, non-habitable rear dormer (39.3sq.m).
- No previous extension.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extensions	39.3sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.04

Conclusion

Request Additional Information.

Recommendation

Request Further Information.

Further Information

- Further Information was requested on 21/03/2022.
- Further Information was received on 21/04/2022.

No submissions/observations on the further information have been made.

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The following Further Information was requested.

Item 1: Services & Drainage

The applicant is requested to submit the following information regarding Surface Water Drainage requirements.

(a) Water Services have concerns regarding the proposed soakaway. The applicant has referenced soakaway tests have been carried out as part of the neighbouring development to the north (Planning ref: SD20A/0220) however this concluded that the use of a soakaway solely was not suitable. Therefore, the applicant is requested 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.

The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should 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.
- (b) Should a soakaway prove not to be feasible, then the applicant shall submit the following:
- (i) Soil percolation test results demonstrating a soakaway is not feasible.
 - (ii) A revised report and surface water layout drainage drawing for the development demonstrating the use alternative SuDS (Sustainable Drainage Systems) features for the proposed development to manage surface water such as:
 - Green roof
 - Rain Gardens
 - Underground attenuation systems as a last resort.
- (c) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.

Further Consultations

Surface Water Drainage – No objection subject to **conditions**.

Further Submissions/Observations

None received.

Assessment

Item 1: Services & Drainage

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

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Please find enclosed additional information in relation to application No SD22B/0027

Please find enclosed 6 copies of the following documents:

- BRE 365 Test Report
- Site layout plan with Drainage layout

Surface Water Drainage have reviewed the Additional Information submitted and have issued a report recommending no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

1.1 It unclear why there is a need for both an attenuation tank and soakaway to manage surface water run off from the proposed development as shown on drawing number P-02 submitted as part of the response to further information request.

Prior to commencement of development the applicant shall submit the following information for written agreement from the planning authority.

A revised surface water layout clarifying the location and volumes of the proposed soakaway and attenuation tanks on site. The drawing shall show the location of all proposed flow control devices and the discharge rates of same. Include water butts on the revised drawing as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development.

A revised report showing attenuation system sizing calculations which allows for the proposed discharge rates from attenuation system to the surface water drainage network.

All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

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.

It is considered appropriate to attach the above **conditions** in the event of a grant of permission. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

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Other Considerations

Development Contributions

- Single storey side and rear extension, front porch extension, non-habitable rear dormer (39.3sq.m).
- No previous extension.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extensions	39.3sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.04

Conclusion

Notwithstanding the Planning Authority initially considered that a 'Dutch' Hip would be more appropriate it is noted that this item was not included in the request for additional information. Having reconsidered and acknowledging the fact that this was not included in the request for additional information and in view of the context of the site where the neighbouring detached dwelling currently under construction has a pitched gable roof the proposed gable roof is considered to be acceptable.

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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 21/04/2022, 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). It unclear why there is a need for both an attenuation tank and soakaway to manage surface water run off from the proposed development as shown on drawing number P-02 submitted as part of the response to further information request.

Prior to commencement of development the applicant shall submit the following information for written agreement from the planning authority:

A revised surface water layout clarifying the location and volumes of the proposed soakaway and attenuation tanks on site. The drawing shall show the location of all proposed flow control devices and the discharge rates of same. Include water butts on the revised drawing as part of additional SuDS (Sustainable Drainage Systems) features for the proposed development. A revised report showing attenuation system sizing calculations which allows for the proposed discharge rates from attenuation system to the surface water drainage network.

(ii). All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

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

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

(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 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).

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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.

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.

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/0027


LOCATION: 56, Ballyroan Road, Dublin 16 D16 R8W6

jjohnston

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: 18/5/22



Eoin Burke, Senior Planner