



# Comhairle Chontae Atha Cliath Theas

**PR/0614/22**

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

Roads - No objections or conditions.

*SEA Sensitivity Screening* - No overlap indicated.

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

No submissions received.

### **Relevant Planning History**

None recorded for subject site.

#### *Adjacent sites:*

SD21B/0466: 48, Beechfield Road, Dublin 12. conversion of attic to non-habitable accommodation including changing existing hipped end roof to a 'Dutch' hipped gable end roof; dormer window to the rear, 'Velux' rooflight to the rear; window to the side gable wall and a 'Velux' rooflight to the front all at roof level.

Decision: **Grant Permission.**

SD06B/0388: 10, Beechfield Road, Walkinstown, Dublin 12.

Attic conversion with roof windows to front and rear and mini-hip with part gable to side.

Decision: **Grant Permission.**

### **Relevant Enforcement History**

None on record.

### **Pre-Planning Consultation**

None on record.

### **Relevant Policy in South Dublin County Council Development Plan 2016 - 2022**

#### *Section 2.4.1 Residential Extensions*

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

#### *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.

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### *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).

### *10.2.5 Solar Energy*

### *11.7.5 Solar Energy*

*ENERGY (E) Policy 7 Solar: It is the policy of the Council to promote the development of solar energy infrastructure in the County, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity and views and prospects.*

### *Policy E2 Objective 7:*

*To require, where feasibly practical and viable, the provision of PV solar panels in new housing and apartment builds, for electricity generation/storage and/or water heating, so as to reduce the long term energy/heating costs of residents living in such dwellings, to minimise carbon emissions and to reduce Ireland's dependency on imported energy derived from fossil fuels.*

### *Policy E7 Objective 1*

*'To encourage and support the development of solar energy infrastructure for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. '*

### *Policy E7 Objective 2*

*'To encourage and support the development of solar energy infrastructure for local distribution, including solar PV, solar thermal and seasonal storage technologies. '*

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

### *Rear Extensions:*

- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

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### **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).

*Project Ireland 2040 National Planning Framework*, Government of Ireland, 2018.

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

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

The development comprising a rear extension / dormer window is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

The provision of roof mounted solar panels is considered acceptable with regard to the existing 'RES' Zoning. In terms of policy, there is significant policy support within the South Dublin County Council 2016-2022 County Development Plan to support and encourage the provision of climate adaptation measures inclusive of the provision of solar panels.

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

#### **Rear Extension**

The proposed single-storey rear extension is stepped and projects 6.3m to the west and 9m to the east from the rear building line. The L shaped proposal would be located adjacent to the shared boundary with the neighbouring property to the west and east of the site. The proposal as measured from the drawing would have a height on the boundary of approx. 3.8m which is considered to be significant and would be injurious to the amenities of the adjacent properties, especially considering the proposed extension depth. It is recommended that a condition be imposed, should planning permission be granted required the extension to be reduced in height to a maximum of 3 meters in height.

The pattern of development on this road sees similar rear property development. The minimum private open space requirement is comfortably achieved in full for a three-bedroom house. It is considered to provide sufficient residential amenity for future occupants and, therefore, would be consistent with the Development Plan provisions.

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### Rear Dormer Window

The rear dormer window is below the ridgeline of the existing dwelling, built three tile courses above the eaves of the dwelling, contemporary in style to match the rear extension and complies the South Dublin County Council House Extension Design Guide (2010)

### Alterations to front elevation/Rooflight: front and side

The proposed two roof lights to the front and rear of the proposed dormer structure of the dwelling are considered acceptable in terms of impacts on the visual and residential amenity of the area. The development complies with the design guidelines for extensions as set out in the 'House Extension Design Guide' in the current South Dublin County Council Development Plan 2016-2022.

### Front 4 Solar Panels

It is noted that the four solar panels did not form part of the wording for the proposed development on the site. However, in this instant the applicant does state '*all ancillary site works*' and having regard to *Policy E7 Objective 1*:

*'To encourage and support the development of solar energy infrastructure for on-site energy use, including solar PV, solar thermal and seasonal storage technologies'*.

Solar panels on roofs in residential areas are increasingly part of the visual landscape. The proposal covers a moderate area of c.2.89sq.m of solar panels on the front roof element of the existing dwelling. The proposal will not significantly alter the dwelling as it currently exists, and therefore, no significant visual impact is anticipated. In addition, given the scale of the proposed development, the visual and residential amenity would not be adversely impacted.

### Energy Efficiency

As outlined in Section 11.7.5 of the Development Plan, proposals for solar energy development must prioritise south-facing aspects and incline between approximately 35 and 50 degrees. It is noted that the applicant has prioritised the south-facing aspect, which complies with this policy. Therefore, a grant of permission is recommended.

### **Roads and Access**

Roads have no objections or recommendations, and this is noted.

### **Services & Drainage**

Regarding surface water drainage and flood risk, the Water Services Report request Additional Information due to no soil percolation test results, design calculations or dimensions submitted for the proposed development.

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Notwithstanding the recommendation of the Water Services, it is deemed that prior to the commencement of development, the applicant/developer will be requested to submit the above requirements in full for the written agreement of the Planning Authority by **condition**. Irish Water does not object subject to the attachment of standard **conditions** related to water supply and foul water drainage. This is considered appropriate.

### ***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 an attic conversion, dormer window and change of roof profile.

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.

### ***Environmental Impact Assessment***

Having regard to the modest nature of the 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.

### ***Development Contributions***

#### **Development Contributions Assessment Overall Quantum**

Proposed Rear Extension:	60sq.m
Assessable Area:	20sq.m

### **SEA Monitoring Information**

Building Use Type Proposed:	
Floor Area:	72.5sq.m
Land Type: Urban Consolidation.	
Site Area:	0.028Hectares

### **Conclusion**

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

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planning and sustainable development of the area. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

### **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.  
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. Drainage - Surface Water.  
Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
  - (1) a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.
  - (2) 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 /

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floodplain.

(v) Soakaways must include an overflow connection to the surface water drainage network.

(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 such as rain gardens and rain planter boxes

- 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.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

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

(ii) 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



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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.

#### 4. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

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Revised plans that incorporate all of the following amendments-

The height of the rear ground floor extension shall be reduced to a maximum of 3 meters;

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

5. **Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €2,089.80 (two thousand and eighty nine euros and eighty 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.

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: 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.

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

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**REG. REF. SD22B/0124  
LOCATION: 54, Beechfield Road, Dublin 12**

Colm Harte  
Colm Harte,  
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

  
Eoin Burke, Senior Planner