

Comhairle Chontae Atha Cliath Theas

PR/0646/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0134 **Application Date:** 30-Mar-2022
Submission Type: New Application **Registration Date:** 30-Mar-2022
Correspondence Name and Address: Liam Baker 19, Aranleigh Gardens, Rathfarnham, Dublin 14
Proposed Development: 2 first floor extensions; attic conversion for storage with 2 dormer windows to the rear; 3 new 'Velux' windows to the front; raised gable to the side; entrance porch to the ground floor.
Location: 12, Cypress Park, Templeogue, Dublin 6W
Applicant Name: Paul Ryan
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0208 hectares.

Site Description:

The application site contains a two storey, end of terrace / semi-detached unit with commercial/retail use at ground floor level and residential accommodation above. The site forms the end of a terrace of similar units, located on Cypress Park. The surrounding area is residential in nature.

Site visited:

20 April 2022

Proposal:

Permission is sought for the following:

- First floor rear extension
- Attic conversion to storage with 2 flat roof dormer windows on rear roof slope
- 3 rooflights on front roof slope
- Alterations to roof profile to provide gable roof
- Single storey side extension to provide side porch.

Zoning:

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

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Consultations:

Surface Water Drainage – **No objection**, conditions recommended

SEA Sensitivity Screening

No overlap with relevant sensitive layers.

Submissions/Observations /Representations

Submission expiry date – 03/05/2022

No submissions or objections received.

Relevant Planning History

No recent, relevant history recorded for subject site.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

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).*

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

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Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes construction of two flat roof first floor extensions, single storey side extension, attic conversion with 2 flat roof dormer windows, alteration of roof profile, inclusion of rooflights and associated works. No other changes are noted from drawings.

Side Extension

A single storey side extension would be located on the southern elevation at ground floor level to provide for a small extension to the existing hallway. A door would be located on the southern elevation. This extension is considered acceptable.

First Floor Extensions

Two flat roof extensions would be located at first floor level, above existing ground floor extensions. The smaller of the two extensions would be located along the northern site boundary and would comprise a utility room with a rooflight and window on the rear elevation. The House Extension Design Guide requires a separation distance of 1m to be achieved for every 3m of height gained, to limit the impact of extensions on neighbouring dwellings. In this instance, the maximum height of the extension would be 5.5m, requiring a separation distance of 1.8m to the site boundary. Based on the design of the existing building this would not be possible to achieve. The utility room extension at first floor level should therefore be removed by way of **condition**.

The larger of the two extensions would comprise a living room, protruding approximately 4m from the rear building line of the existing property, creating an overhang of approximately 1.2m at ground floor level. This extension would be located a minimum of 2m from the southern site boundary and this is considered acceptable. Floorplans show high level windows on both side elevations of this extension and a regular window on the rear elevation. There is a separation distance in excess of 22m between the proposed window and properties to the rear. This is considered acceptable. Only the rear window is shown on elevations. The applicant should be requested to submit accurate and consistent drawings by way of **condition**. A rooflight is also proposed.

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The living room extension would also protrude approximately 0.6m to the side of the property, partially above the proposed side entrance, with an elongated window on this elevation. This is considered acceptable as it would be significantly setback from the front building line of the existing building.

Based on the above, subject to compliance with **conditions**, the development is considered to be acceptable.

Rear Dormer, Attic Conversion and Roof Profile Alterations

Two dormers would be located on the rear roof slope. The dormers would have flat roofs, with a window on the rear elevation, to match existing fenestration. The dormers would be sufficiently set down from the ridgeline and up from the eaves, in compliance with the House Extension Design Guide.

As previously stated, there is an acceptable separation distance between the rear of this property and neighbouring dwellings to the rear. In this regard, it is not considered that the dormer window would be detrimental to the privacy or amenity of neighbouring dwellings. Given the location and siting of the dormer it is not considered that there would be any harmful impacts of overlooking or overshadowing.

It is noted that the ceiling height at attic level would be approximately 2.2m. The applicant is advised to note that a ceiling height of 2.4m would need to be achieved and all building regulations would need to be complied with for the space to be used as a habitable room. It is stated that the attic conversion would be used for storage.

The roof profile of the property would be altered from a hipped roof to a pitched roof, with a gable wall to the south. It is noted that dwellings in the area are predominantly hipped roofed, with a few examples of pitched roof dwellings. The House Extension Design Guide states *'Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.'* Having regard to the above, it is considered that the proposed gable end would be visually jarring compared to roofs of surrounding properties. Therefore a condition should be imposed requiring a 'Dutch Hip'.

Based on the above, the dormer extension, attic conversion and roof profile alterations are considered to be acceptable.

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Services, Drainage and the Environment

Water Services have reviewed the application and have stated no objection to the development. They have recommended the following **condition** is included in the event of a grant:

1.1 Include water butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development

It is considered that the provision of water butts is necessary to address the impact of the considerable amount of landcover and hardstanding at the site.

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 a house extension. 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 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

No existing habitable extensions

Habitable works to be permitted – 16.8 sq.m

Attic conversion – no habitable floor area

Assessable Area – Nil

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SEA Monitoring Information

SEA Monitoring Information	
Building Use Type Proposed	Residential extension
Floor Area (sq.m)	16.8 sqm
Land Type	Brownfield
Site Area	0. 0208 ha

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 to 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. It is considered that the proposal would be consistent 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.

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2. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

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

REASON: In the interests of public health, the proper planning and sustainable 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-

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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.

3. Amendments

a) The utility room shall be omitted from the development and, prior to the commencement of development, the applicant shall submit revised plans clearly omitting the utility room and making sure to accurately and consistently show the location of all elements of the scheme on both plans and elevations, for the written agreement of the Planning Authority.

b) Prior to the commencement of development, revised drawings shall be submitted to the Planning Authority for written agreement showing a 'Dutch Hip' rather than the proposed gable end roof. Such 'Dutch Hip' shall not be token.

REASON: In the interests of protecting residential amenity, the proper planning and sustainable development of the area and in the in the interest of visual amenity.

4. Sustainable Urban Drainage Systems

Water butts as part of Sustainable Drainage Systems (SuDS) measures shall be included in the proposed development.

REASON: To ensure the provision of SuDS

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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 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.


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REG. REF. SD22B/0134

LOCATION: 12, Cypress Park, Templeogue, Dublin 6W



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: 24/5/22



Eoin Burke, Senior Planner