

Comhairle Chontae Atha Cliath Theas

PR/0637/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0135 **Application Date:** 31-Mar-2022
Submission Type: New Application **Registration Date:** 31-Mar-2022

Correspondence Name and Address: Peter Brennan Hayfield House, Knocklyon Road,
Dublin 16

Proposed Development: Ground floor extension to the rear with a flat roof partially wrapped around the existing single storey side extension and a hipped roof continued along the side wrapped around to the front and all ancillary works necessary to facilitate the development.

Location: 13, Templeogue Wood, Dublin 6w

Applicant Name: Dermot & Sandra Devlin

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 2/5/2022

Site Area: as stated 0.314 Hectares (should be 0.0314ha)

Site Description:

The subject dwelling is a two storey, semi-detached property with a pitched roof located on Templeogue Wood, a residential estate off the Templeogue Road. The area is predominately residential in nature with a relatively uniform building line.

Proposal:

- Ground floor extension to the rear with a flat roof partially wrapped around the existing single storey side extension and a hipped roof continued along the side wrapped around to the front and all ancillary works necessary to facilitate the development.
- Area of works totals 28sq.m

Zoning:

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

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Consultations:

Surface Water Drainage – Request additional information.

Irish Water – No objection subject to standard conditions.

SEA Sensitivity Screening

- Record of Monuments and Structures 2016

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

Subject Site:

None.

Adjacent Sites:

SD21B/0224 - 129, Templeogue Wood, Dublin 6w – **Permission Granted** for part demolition of existing single garage conversion to side and portions of side wall; construction of a part single storey/part two storey side extension with skylights; alterations to existing internal arrangement and associated works.

SD20B/0530 - 118, Templeogue Wood, Dublin 6w – **Permission Granted** for two storey pitched roof and flat roof single storey extension to the side; removal of chimney to the side; 2 roof windows to flat roof.

SD20B/0207 - 120, Templeogue Wood, Dublin 6w – **Permission Granted** first floor extension over garage to the side and front of dwelling to provide for 2 bedrooms and wc. Removal of chimney, 2 'Velux' to the front roof and 2 'Velux' to the rear roof. Conversion of garage to study, new front door and pitched roof over existing front porch and internal alterations to dwelling, widening of front entrance to 3.6m and associated works.

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:

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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.

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).

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.*

Side extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*

Relevant Government Guidelines

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

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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,
- Drainage
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising a rear extension, side extension and partial change of roof type would be 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.

Residential & Visual Amenity

Residential

The proposed development is for a single storey rear and part side extension to link up with existing side area with a change to the roof type from flat to hip pitched on the existing single storey front porch and part of side area.

The existing side area is built up to the boundary wall of the adjacent neighbouring dwelling to the northwest and the extension linking this and the new rear extension will follow the boundary line which is considered appropriate in the site context.

The proposed flat roofed rear extension will have a ridge height of 3.154m including parapet which should not lead to overshadowing or overlooking of the attached unit to the southeast or the adjacent property to the northwest. There will be two large roof lights over the rear extension and two new roof lights over the area to the side, all of which are considered appropriate.

There will be approximately 123sqm of rear garden space following the development which is considered consistent with the South Dublin County Council House Extension Guide.

It should be noted that the depth of the on-site parking driveway is 4.56m from the southwestern front elevation whereas the recommended depth as per the South Dublin County Council House Extension Guide (2010) is 6m (to have enough space for on-site car parking). This is considered acceptable under the circumstances as this would replace an existing front extension of similar depth.

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Overall, the proposed would not seriously injure the residential amenity of the area.

Visual

The change in roof type to the front and side is somewhat out of character for the area as this is a converted flat roofed garage but there are examples of similar in the cul-de-sac area of the estate to the south. The roof then changes to a flat roof half way down the side area development with a gap whereby the height of the roof is lowered to leave a gable window on the southern elevation untouched. The materials will match the existing which is considered acceptable. The proposal would be visually acceptable and would not seriously injure the visual amenity of the area.

Drainage

Surface Water

- 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. 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:

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

Flood Risk

- 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.

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Water and Foul

Irish Water have no objection subject to standard conditions.

Conclusion

The reports from Water Services and Irish Water are noted and it is considered that any matters arising can be addressed by way of **condition** in the event of a grant of permission.

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 rear single storey extension with part side extension and change to existing roof type.

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 Side/Rear Extension: 28sq.m

Assessable Area: 0sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 28sq.m

Land Type: Urban Consolidation.

Site Area: 0.0314 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the South Dublin County Council House Extension Design Guide (2010), the location of the site and the established pattern of development in the area, the overall design and scale of the development proposed, it is considered that, subject to the conditions set out below, the proposed

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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.
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.
 - (a) Prior to commencement of development, the applicant shall submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. 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.

(b) In the event that the proposed soakaway is not feasible in accordance with BRE Digest 365 – Soakaway Design, the applicant shall submit the following for the written agreement of the Planning Authority:

(i) Soil percolation test results demonstrating a soakaway is not feasible

(ii) A revised surface water layout drainage drawing for the development showing the inclusion of the SuDS (Sustainable Drainage Systems) features including water butts, unless otherwise agreed in writing with the Planning Authority.

REASON: In the interest of proper surface water drainage.

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) 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

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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.

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.

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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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22B/0135

LOCATION: 13, Templeogue Wood, Dublin 6w

johnston
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: *25/5/22*

Eoin Burke
Eoin Burke, Senior Planner