

Comhairle Chontae Atha Cliath Theas

PR/0678/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0140 **Application Date:** 07-Apr-2022
Submission Type: New Application **Registration Date:** 07-Apr-2022
Correspondence Name and Address: Mark O Donoghue 399, South Circular Road, Dublin 8
Proposed Development: First floor extension to side of existing dwelling with new roof light to side of hipped roof.
Location: 17 Wainsfort Grove, Terenure, Dublin 6W.
Applicant Name: Simon King and Helen MacDonagh
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.029 Hectares.

Site Description:

The proposed development is located within a mature residential estate, which is predominantly characterised by semi-detached dwellings. There is an existing two storey semi-detached dwelling on site, with a single storey attached study to the side.

Proposal:

- First floor extension to side of existing dwelling with
- new roof light to side of hipped roof.

Zoning:

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

Consultations:

Surface Water Drainage – No objections subject to conditions.

Irish Water – No objections subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submissions received.

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Relevant Planning History

SD02B/0304 – **Granted Permission** for alterations to the front facade to accommodate raised flat roof (associated with conversion of single storeyed garage to habitable room) and the widening of the existing vehicular entrance.

Adjacent sites:

SD20B/0330 - **Granted Permission** 105, Fortfield Road, Dublin 6W for a single storey extension to front of existing dwelling; alterations to front elevation; two storey extension to the side of the existing dwelling; single storey extension with rooflights to rear; dormer extension to rear of the existing dwelling; widening of the existing vehicular entrance to 3.5m; rooflights to front of the existing dwelling and associated site works.

S00B/0118 - **Granted Permission** 16 Wainsfort Grove, Terenure, Dublin 6W. for an extension over existing garage. (Adjacent property to the north).

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).

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

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.
- Avoid the use of prominent parapet walls to the top of side extensions.

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 of a side extension 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.

Residential & Visual Amenity

The proposed two-storey side extension would be built above the existing ground floor study and projects from the gable elevation by 2.7m in a northerly direction. The first-floor gable proposal is built within the existing footprint of the ground floor study. The proposed front elevation of the side extension introduces a contemporary element with two large 'viewing' windows and two

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elongated rectangular windows on both the ground and first floor. The Planning Authority welcomes this contemporary window design, and this is considered acceptable.

It is however, considered that the proposed gable roof profile from the proposed side extension in conjunction with the original roof would create an overall terraced effect and would render a significant imbalance to the set of semi-detached dwellings on this established road. The Planning Authority considers that this perceived imbalance may be overcome by setting the building line of the first-floor side extension back away from the original building line by a minimum of 0.5m. It is also considered to amend the proposed roof profile to ensure subservience and a separate recess to the existing house hence not creating a terraced effect with the adjacent property to the north at No. 16 Wainsfort Grove. The applicant shall by **condition** modify the first floor / roof proposals in accordance with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010).

The proposed two-storey side extension would be built on the shared boundary with the neighbouring property to the north. The 13.5sq.m proposal would not be significantly injurious to the amenities of the adjacent property by overshadowing. It is noted that No. 16 Wainsfort Grove was the subject of a grant of permission for a broadly mirrored proposal. The subject proposal reflects the contemporary character and design of the existing house. It is considered to integrate cohesively with the visual and residential amenities of the area. It, therefore, would be consistent with the Development Plan provisions, and a grant of permission is recommended.

Services & Drainage

The Water Service and Irish Water report's state no objection to the proposed development subject to **conditions** that include water butts as part of Sustainable Drainage Systems (SuDS) for the development being attached 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 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.

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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 Extension: 13.5sq.m
Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed:
Floor Area: 13.5sq.m
Land Type: Urban Consolidation.
Site Area: 0.029 Hectares.

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 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.

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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. Amendments.
Prior to the commencement of development, the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-
 - (a) The first-floor side extension and correlating roof structure should be set back from the existing front building line by a minimum of 0.5m.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

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.
 - (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

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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 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

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development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

4. Drainage - Surface Water.

(a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.

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

(c) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(d) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

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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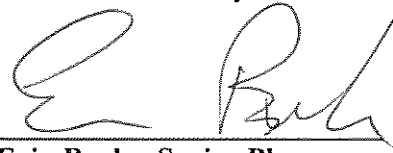
REG. REF. SD22B/0140

LOCATION: 17 Wainsfort Grove, Terenure, Dublin 6W.


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: 1/6/22


Eoin Burke, Senior Planner