

Comhairle Chontae Atha Cliath Theas

PR/0739/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0166 **Application Date:** 20-Apr-2022
Submission Type: New Application **Registration Date:** 20-Apr-2022
Correspondence Name and Address: Graham Fitzpatrick Design Solutions 1, Brickfield Cottages, Brickfield Lane, Killarney Road, Bray, Co. Wicklow, A98 NX02
Proposed Development: Two storey side extension; 3 front facing 'Velux' windows and a rear facing dormer window.
Location: 12, Verschoyle Close, Dublin 24
Applicant Name: Jeremy Lucid & Nawsheen Sundhoo
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 18/5/2022

Site Area: as stated 0.0307 Hectares.

Site Description:

The site contains a two-storey semi-detached dwelling with a pitched roof located in Verschoyle Close, a crescent of houses which forms part of a large residential estate within close proximity to the N82. The area is predominately residential in nature with a uniform building line.

Proposal:

- Two storey side extension,
- 3 front facing 'Velux' windows
- Rear facing dormer window
- Area of works totals 64sqm habitable, 25sqm non habitable

Zoning:

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

Consultations:

Surface Water Drainage – No objection subject to conditions.

Irish Water – No objection subject to standard conditions.

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SEA Sensitivity Screening

No overlaps with any relevant layers.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

Subject Site:

None.

Adjacent Sites:

SD21B/0520 - 18, Verschoyle Close, Saggart Abbey, Saggart, Co. Dublin – **Permission Granted** for single storey family flat side extension and all associated site works.

SD20B/0063 - 10, Verschoyle Green, Saggart Abbey, Citywest, Dublin 24 – **Permission Granted** for construction of a 68sq.m single storey extension to the side and rear of two storey, semi-detached dwelling and all associated ancillary site development works.

SD14B/0081 - 12, Verschoyle Avenue, Saggart, Co. Dublin. – **Permission Granted** for single storey extension to the side and 2 storey extension to the rear; 1 Velux rooflight to the front roof and 1 Velux roof light to the back roof and associated works.

SD09B/0105 - 13, Verschoyle Close, Saggart Abbey, Saggart, Dublin 24 – **Permission Granted** for construction of new ground floor extension at side of existing house, containing new play room, new utility room, extension to existing kitchen and all associated site 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:

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.

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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.

Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*

Side Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*

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- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*

Overlooking and loss of privacy

- *Where a new window could result in overlooking or loss of privacy to neighbouring properties, consider alternative design solutions (but always ensure the design complies with necessary fire regulations)*
- *reposition the window so it is not facing directly into a window in the adjoining property,*
- *insert a high level window with a sill level of 1.7m or higher above the internal floor level of the room,*
- *use angled windows with directional views*
- *if the window is at ground floor level, provide a fence or wall to screen it.*
- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls and stairways.*
- *Design the extension layout so rooms that might overlook neighbouring properties are corridors / bathrooms / stairways etc.*
- *Arrange the internal layout of habitable rooms within an extension so that windows will allow a reasonable level of light into the rooms but won't directly overlook windows to habitable rooms or the private patio or sitting-out area of neighbouring properties.*
- *As a rule of thumb, ensure there is at least 22m between directly opposing windows at first floor level in the rear elevation of properties.*
- *Do not use opaque or frosted glass in windows to habitable rooms.*

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Relevant Government Guidelines

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

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 of a two storey side extension and an attic conversion with a dormer window 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

Two Storey Side Extension

Residential

The application site is an irregular shape which is narrower to the front (north) and widens to the rear (south) as it forms part of a crescent of residential dwellings. The proposed development follows the site boundary line to the west and the proposed is 2.56m wide to the north and 5.1m to the south. The windows on the side elevation to the west are to be obscured which is considered appropriate as they will lessen the potential for overlooking of the adjacent dwelling and will not be in habitable rooms. The proposal should not lead to substantial overshadowing of the neighbouring dwellings as the rear gardens are south facing. The distance to the boundary to the adjacent property is 1.045m which is consistent with the South Dublin County Council House Extension Design Guide.

The private amenity space would be approximately 94sqm which exceeds the requirements in the South Dublin County Council Development Plan recommendations for a four-bedroom dwelling. The first-floor window of the proposed new bedroom to the rear should not lead to any significant overlooking and as such is considered appropriate. Overall, the proposed two storey side extension should not seriously injure the residential amenity of the area.

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Visual

The two-storey side extension shall match the materials of the existing dwelling and shall also match the roof type and slope of the existing dwelling is considered consistent with the South Dublin County Council House Extension Design Guide. It should be noted that the roof type changes to a flat roof at the rear of the extension but would appear sympathetic to the overall development in the design context. The angle of the development is such that the two-storey western gable elevation will be relatively prominent from the street but the sympathetic nature of the materials proposed should lessen the overbearing appearance in the site context. The proposed two-storey side extension should not seriously injure the visual amenity of the area.

Attic Conversion, Dormer Window and Front Facing Velux Windows

The dormer window will be set just below the ridgeline and more than three tile courses above the eaves and is in line with the SDCC House Extension Design Guide. The proposed materials of the dormer will be metal clad which should harmonise with the existing roof materials. It will also be set in an appropriate distance from the attached unit to the east. The rooflights to the front will provide natural light to the converted attic and will not detract from the visual amenity of the area. Overall, the proposed attic conversion, rear dormer window and rooflights should not seriously injure the visual or residential amenity of the area.

Conclusion

The proposed is considered acceptable subject to conditions.

Drainage

Surface Water and Flood Risk

The report from Water Services raises no objection to the proposed development subject to the standard conditions and the following:

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

Water and Foul

The report from Irish Water raised no objection to the proposed development subject to the standard conditions.

Conclusion

The reports from Irish Water and Water Services are noted and all issues raised can be dealt with 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 two storey side extension and an attic conversion with a dormer window.

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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

No Previous Extension

Non habitable Attic Conversion and

Dormer Window: 25sqm

Two Storey Side Extension 64sqm

Assessable Area: 24sqm

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 89sqm

Land Type: Urban Consolidation.

Site Area: 0.0307 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.

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.

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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. Surface Water Drainage.
Water butts should be included within the development as part of Sustainable Drainage Systems (SuDS).
REASON: In the interest of proper planning and sustainable development.
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.

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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).

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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,507.76 (two thousand five hundred and seven euros and seventy six 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: 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.

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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.

NOTE: Applicant should note that attic must comply with Building Regulations if it is to be used as a habitable room.

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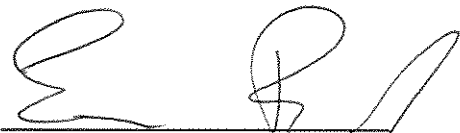
**REG. REF. SD22B/0166
LOCATION: 12, Verschoyle Close, Dublin 24**



**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: 14/6/22



Eoin Burke, Senior Planner