

# Comhairle Chontae Atha Cliath Theas

**PR/0744/22**

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

**Reg. Reference:** SD22B/0163      **Application Date:** 19-Apr-2022  
**Submission Type:** New Application      **Registration Date:** 19-Apr-2022

**Correspondence Name and Address:** Liam Baker 19, Aranleigh Gardens, Rathfarnham, Dublin 14

**Proposed Development:** Attic conversion for storage with two dormer windows to the rear; two 'Velux' windows to the front roof area; single storey extension to the front with parapet style roof and two roof windows; single storey extension to the rear.

**Location:** 9, Glenmore Court, Dublin 16

**Applicant Name:** Noreen Lindsey

**Application Type:** Permission

(EW)

### **Description of Site and Surroundings:**

Site Area: as stated 0.0177 Hectares.

#### Site Description:

The site is located within a cul de sac and contains a two-storey terraced dwelling with a pitched roof profile. The street is characterized by dwellings of a similar form and appearance. In addition, several residences within the immediate area have been modified by way of extensions to the rear.

### **Proposal:**

- Attic conversion for storage with two dormer windows to the rear;
- Two 'Velux' windows to the front roof area;
- Single storey extension to the front with parapet style roof and two roof windows;
- Single storey extension to the rear.

### **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 – No objections subject to conditions.

Irish Water – No objections subject to conditions.

*SEA Sensitivity Screening* - No overlap indicated.

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

No submissions received.

### **Relevant Planning History**

None recorded for subject site.

### **Adjacent sites:**

SD21B/0560 - 55, Palmer Park, Dublin 16. **Permission Granted** for Single storey porch extension to front.

### **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.*

Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

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.*

### **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 front and rear extension, with dormer windows 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.

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### *Residential & Visual Amenity*

#### Front Extension

The flat parapet roof is considered contemporary in style and fenestration and is acceptable to the visual and residential amenities of the area. It is noted that a circa 2m depth of the projected front extension is, however, contrary to the provisions of the House Extension Design Guide concerning front extensions which include the provision:

- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

The proposal shall be **conditioned** to be recessed by 0.5m following the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

#### Rear Extension

The proposed single-storey rear extension projects 5.7m from the rear building line, 3.6m in height and would be located abutting the shared boundary walls with the neighbouring property to the west and east of the site. It is considered that due to the depth of the extension, the proposal would be injurious to the amenities of the adjacent properties. Accordingly, it is recommended that a condition be imposed to reduce the height of the extension to a maximum height of 3 meters.

The proposed single storey rear extension provides an elongated kitchen / living area and double-glazed sliding doors to the rear garden. Given the relatively shallow depth of the rear gardens on this site, there are concerns that the proposed rear extension may dominate the rear garden. Having regard to the 0.0177 Hectares site, the proposed 31.35sq.m extension provides circa. 43 sq.m of left over private rear open space as per drawings submitted.

The applicant shall be requested by **condition** to reduce the depth of the proposed rear extension by 1m and not extend beyond 4.7m from the existing rear building line of the dwelling. The minimum private open space requirement is not achieved in full, however it is considered subject to condition to provide sufficient residential amenity for future occupants and therefore would be broadly consistent to the Development Plan provisions.

#### Two Rear Dormer Window

The two rear dormer windows are below the ridgeline of the existing dwelling, built three tile courses above the home's eaves, and are balanced in size, form, and appearance. The two mirrored dormers are in context to the dwelling and are contemporary in style to match the rear extension and comply with the South Dublin County Council House Extension Design Guide (2010)

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### ***Rooflights to front Roof***

The proposed two roof lights to the front of the dwelling are considered acceptable to the visual and residential amenities of the surrounding area.

The conversion of the existing attic would provide an acceptable balance between the adaptable re-design of the house and providing accommodation that meets the needs of families so that the life cycle and use of that building can continue. A **note** shall attach that the attic conversion adheres to building regulations.

The development subject to conditions broadly 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. therefore, a grant of permission is recommended.

### ***Services & Drainage***

Regarding surface water drainage and flood risk, Water Services has no objections to the development subject to the inclusion of water butts and standard conditions.

Regarding water supply and foul water drainage, Irish Water has no objections for the development subject to compliance and standard conditions.

### ***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.

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### *Development Contributions*

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

Proposed Front (included condition change): 8.55 sq.m  
Rear Extension (included condition change): 25.85 sq.m

Non habitable Attic: 13.2sq.m  
Assessable Area: Nil

### **SEA Monitoring Information**

Building Use Type Proposed:  
Floor Area: 47.6 sq.m  
Land Type: Urban Consolidation.  
Site Area: 0.0177Hectares.

### **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:
  - i. The applicant shall recess the front (southern) extension back to 1.5m from the front building line;
  - ii. The applicant shall recess the rear (northern) extension back to 4.7m from the rear building line;
  - iii. The applicant shall reduce the height of the rear ground floor extension to a maximum of 3 meters;REASON: To protect the amenities of the adjacent dwelling 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) 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 development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.



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4. (a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
- (b) The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the development.
- (c) 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.

**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/0163**

**LOCATION: 9, Glenmore Court, Dublin 16**

*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:**

13/6/22

*Eoin Burke*

**Eoin Burke, Senior Planner**