

Comhairle Chontae Atha Cliath Theas

PR/0738/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0165 **Application Date:** 19-Apr-2022
Submission Type: New Application **Registration Date:** 19-Apr-2022

Correspondence Name and Address: Tyler Owens Architects Distillery Lofts Design Studios, The Mash House, Distillery Road, Dublin 3

Proposed Development: Amendments to previously approved SD20B/0286 consisting of reduction in the extent of the granted rear extension; alterations to the roof profile of the single storey extension to the side and rear; removal of the previously granted chimney to the side; other works as part of the development include alterations to all elevations; suDS drainage, landscaping, rooflights, fenestration treatment to rear and all associated works to facilitate the development.

Location: 3, Idrone Avenue, Dublin 16

Applicant Name: Una Gibbons

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area

0.1119 Hectares.

Site Description

The site contains a two-storey, detached dwelling that is located on the western side of Idrone Avenue. Residential properties are located to the south, west and north of the site. The Knocklyon Shopping centre and St Colmcille's Church are located to the east of the site.

Proposal:

Permission is sought for the following:

- Amendments to previously approved **SD20B/0286**.
- Omission of the narrower single storey rear extension to the rear and the reduction in the extent of the single storey rear extension along the northern site boundary.
- Alterations to the roof profile to the single storey extension to the side and rear.
- Removal of the previously granted chimney to the side.
- Alterations to elevations including for the inclusion of 3 no. smaller centrally placed windows at first floor front elevation and alteration to the rear elevation with omission of narrower single storey rear extension.

Comhairle Chontae Atha Cliath Theas

PR/0738/22

Record of Executive Business and Chief Executive's Order

It is noted **SD20B/0286** was previously granted for the following:

Two storey extension to the front of existing dwelling including 2 two storey bays with bay windows; single storey ground floor extension to the norther side and rear elevations of existing house; reconfiguration of the existing roof including partial reduction in height, the addition of hipped elements over 2 new bays and the addition of a gable centrally to the front of the roofscape; demolition of existing chimney and construction of new chimney; change of use of existing ground floor garage to habitable space; other works as part of the development include alterations to all elevations, SUDS drainage, landscaping, rooflight and all associated works to facilitate the development.

The above description of development regarding previously granted SD20B/0286 is summarised below:

- Two storey front extension
- Two x two storey bays with bay windows
- Single storey rear extension
- Reduction in height of roof
- Addition of hipped elements over 2 new bays
- Addition of a gable
- Demolition of chimney and construction of new chimney
- Change of use of existing ground floor garage to habitable space
- Alterations to all elevations

Zoning:

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

SEA Sensitivity Screening

No overlap indicated with subject site however it is noted Idrone House (Protected Structure, RPS REF. 294) is located immediately to the south of the subject site.

Consultations:

Irish Water – No objections subject to **conditions**.

Water Services – No objections subject to **conditions**.

Submissions/Observations /Representations

No submissions or objections received.

Relevant Planning History

SD20B/0286: Two storey extension to the front of existing dwelling including 2 two storey bays with bay windows; single storey ground floor extension to the norther side and rear elevations of existing house; reconfiguration of the existing roof including partial reduction in height, the addition of hipped elements over 2 new bays and the addition of a gable centrally to the front of

Comhairle Chontae Atha Cliath Theas

PR/0738/22

Record of Executive Business and Chief Executive's Order

the roofscape; demolition of existing chimney and construction of new chimney; change of use of existing ground floor garage to habitable space; other works as part of the development include alterations to all elevations, SUDS drainage, landscaping, rooflight and all associated works to facilitate the development.

Decision: **GRANT PERMISSION.**

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

Section 11.3.3 (i) Extensions

The design of residential extensions should accord with the South Dublin County Council House Extension 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).

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy,
- Residential and visual Amenity,
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – 'To protect and/or improve Residential Amenity'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the

Comhairle Chontae Atha Cliath Theas

PR/0738/22

Record of Executive Business and Chief Executive's Order

Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

Residential and Visual Amenity

The proposal is seeking amendments to previously approved reg. ref. SD20B/0286.

Omission of the narrower rear extension to the rear and the reduction in the extent of the single storey rear extension along the northern site boundary.

The omission of the narrower rear extension and the proposed amended single storey rear extension will reduce the internal floor area of the original proposed single storey rear extension granted as per reg. ref. SD20B/0286 by c.43.3sq.m. The original proposed works measured c.127sq.m and now this application SD22B/0165 proposes to reduce the internal floor area to c.83.7sq.m.

The original proposal (SD20B/0286) included a single storey rear extension to the main dwelling that would extend outwards to a depth of 2.315m from the existing rear elevation. The proposal also included a single storey side and rear element that would be set back from the main front elevation and then extended to the rear projecting a depth of c.9m outwards from the main rear building line.

This application now seeks the omission of the single storey rear extension the projects outwards to a depth of 2.315m from the existing rear elevation. This element of the proposal is considered acceptable.

This application also seeks to reduce the floor area of the rear extension that is built to the northern site boundary. The revised rear extension on the northern site boundary will project outwards from the main rear building line by c.5.63m and will have a width of c.4.11m at its narrowest span. The rear extension built along the northern site boundary will have a flat parapet roof with a parapet height of c.3.515m. Previously the rear extension had a hipped roof profile where it had an eaves height of c.3.4m and a ridge height of c.3.865m. The proposed change in roof profile from a hipped roof to a flat parapet roof would be considered to visually accord with the character of the area. The proposed reduction in the depth of projection of the extension would comply with the SDCC House Extension Design Guide 2010 and would integrate reasonably well with the character of the area.

Removal of the previously granted chimney to the side.

The chimney was originally proposed under SD20B/0286 to be located on northern elevation of the original dwelling. The omission of this chimney is considered acceptable.

Comhairle Chontae Atha Cliath Theas

PR/0738/22

Record of Executive Business and Chief Executive's Order

Alterations to elevations

Alterations include the insertion of 3 no. smaller centrally placed windows at first floor front elevation and alteration to the rear elevation with the omission of the narrower single storey rear extension. These proposed amendments are considered acceptable in terms of residential and visual amenity.

Overall, all proposed amendments are considered acceptable in terms of residential and visual amenity.

Services & Drainage

Both Surface Water Drainage and Irish Water have recommended no objections subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

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

Flood Risk Report: No objection subject to:

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.

It is considered appropriate to attach the above conditions in the event of a grant.

An extract taken from the Irish Water report states the following:

IW Recommendation:

No Objection

1 Water

1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices

2 Foul

2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices

It is considered appropriate to attach the above conditions in the event of a grant.

Comhairle Chontae Atha Cliath Theas

PR/0738/22

Record of Executive Business and Chief Executive's Order

Screening for Appropriate Assessment (AA)

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.

Screening for Environmental Impact Assessment (EIAR)

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

- Previously proposed extensions as per SD20B/0286 measured 127sq.m. This application SD22B/0165 proposes a total reduction in the internal floor area of 43.3sq.m. Therefore, an internal floor area of 83.7sq.m. applies to this application (SD22B/0165).
- Previous existing side extension measures c.30.875sq.m, however the footprint of this extension will be built on with the proposed extension.
- 40sq.m. exemption remains.
- Assessable area is c.43.7sq.m.

| SEA Monitoring Information | |
|------------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Retention of Residential Extension | 83.7sq.m |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 0.1119 |

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, 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

Comhairle Chontae Atha Cliath Theas

PR/0738/22

Record of Executive Business and Chief Executive's Order

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.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
 - a) 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.
 - b) all conditions of SD20B/0286 shall still apply where relevant

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Drainage - Irish Water.
 - (i). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - (ii). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
 - (iii). All development shall be carried out in compliance with Irish Water Standards codes and practices.
 - (iv). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (v). 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.

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

Comhairle Chontae Atha Cliath Theas

PR/0738/22

Record of Executive Business and Chief Executive's Order

development of the area and in order to ensure adequate water supply and drainage provision.

3. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,566.21 (four thousand five hundred and sixty six euros and twenty one 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 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 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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

Comhairle Chontae Atha Cliath Theas

PR/0738/22

Record of Executive Business and Chief Executive's Order

**REG. REF. SD22B/0165
LOCATION: 3, Idrone Avenue, Dublin 16**

jjohnston

**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: 13/6/22

Eoin Burke

Eoin Burke, Senior Planner