

Comhairle Chontae Atha Cliath Theas

PR/0737/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0030 **Application Date:** 26-Jan-2022
Submission Type: Additional **Registration Date:** 17-May-2022
Information

Correspondence Name and Address: James Briscoe 68, Carrickhill Road, Portmarnock, Co. Dublin.

Proposed Development: Retention of existing single storey extension to rear and garage to side, permission for proposed single storey extension to front incorporating porch, first floor bedroom and bathroom extension over existing garage with dormer window to front and conversion of garage to granny flat consisting of living room, bedroom and bathroom.

Location: 7, Woodfarm Drive, Palmerstown, Dublin 20

Applicant Name: Sunoj Philip

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.06 hectares.

Site Description:

The application site contains a two storey, semi-detached/end-of-terrace house, located on Woodfarm Drive in a row of similar dwellings. The surrounding area is residential in nature

Site visited:

10 March 2022

Proposal:

Retention permission is sought for the following:

- Single storey rear extension (not clear from drawings)
- Side garage (17.8sq.m)

Permission is sought for the following:

- Construction of a front porch (2.3sq.m) and extension to front of existing garage (8.187sq.m)
- First floor extension to side over garage (20sq.m) with dormer window to front
- Conversion of garage to family flat comprising living room, bedroom and bathroom

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Zoning:

The site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'.

Consultations:

Surface Water Drainage – No objection, **conditions** recommended

Irish Water – No objection, **conditions** recommended

SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 01/03/2022

No submissions or objections received.

Relevant Planning History

S00B/0602: Retention of side garage, glazed screen to front door, plus kitchen extension, conservatory and shed to rear. **Permission Granted.**

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 2.4.2 Family Flats

Policy H19 Family Flats

It is the policy of the Council to support family flat development subject to the protection of residential and visual amenities.

Policy H19 Objective 1

To favourably consider family flat development where the Council is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria outlined in Chapter 11 Implementation.

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Section 11.3.3 Additional Accommodation

(i) Extensions

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

(ii) Family Flats

A family flat is to provide semi-independent accommodation for an immediate family member (dependent of the main occupants of a dwelling). A family flat is not considered to represent an independent dwelling unit and as such open space and car parking standards are not independently assessed. Proposals for family flat extensions should meet the following criteria:

- *The applicant shall be required to demonstrate that there is a genuine need for the family flat,*
- *The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house,*
- *The family flat should be directly accessible from the main dwelling via an internal access door, and*
- *The design criteria for dwelling extensions will be applied*

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 and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes retention of an existing rear extension (not clearly indicated on drawings) and a side garage. Other works include construction of a single storey front extension, first floor

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side extension and conversion of the side garage to family flat. No other external alterations are noted from drawings.

Retention

It is clear from drawings the side garage for which retention permission is sought. The garage is 17.82sq.m (measured from drawings) and adjoins the neighbouring property to the south at the site boundary. Retention of the garage is considered acceptable.

It is not clear from drawings what 'rear extensions' retention is sought for. There is a w/c (2.4sq.m) that has been constructed at the rear of the garage, and also a kitchen extension (7.4sq.m) and conservatory (9.5sq.m) that have been constructed to the rear of the main dwelling. It is noted that under S00B/0602 retention was granted for similar works. The applicant should be requested to submit **additional information**, clearly stating which rear extension elements retention permission is sought.

Front Extension & Conversion of Garage to Family Flat

A front extension would provide additional floor area to the proposed family flat (8.187sq.m) and a new front porch (2.3sq.m) The porch would provide access to the main dwelling and the proposed family flat. The extension would protrude approximately 0.75m from the existing front building line, with a driveway length in excess of 6m remaining. The façade would be rendered to match the existing dwelling and would have a pitched roof, connecting to the proposed first floor side extension of the garage. Two windows would be located on the front elevation, with the main access door located on the side of the porch area. These works are considered acceptable.

The garage conversion to family flat, with front extension, would provide a living room (14.7sq.m), bedroom (9.8sq.m) and a wc (2.4sq.m). The Quality Housing for Sustainable Communities Guidelines recommend a minimum living room width of 3.3m for one-bedroom dwellings. This is not achieved in this instance. However, a width of 2.7m is achieved on a constrained site and as the works involve conversion of an existing space this is considered acceptable. At 9.8sq.m the bedroom could only be considered to serve as a single bedroom. This is acceptable for a family flat use. In principle, the conversion of the garage to family flat is considered acceptable. In the event of a grant, **conditions** should be attached requiring the family flat is adapted to use as additional living accommodation for the main dwelling when no longer needed. In addition, it would not be acceptable to subdivide the family flat from the dwelling or leasing/letting the unit.

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The applicant has not submitted information to support the family flat conversion, required under Section 11.3.3 (ii) of the Development Plan, demonstrating a genuine need for the family flat. The applicant should be requested to submit this information by way of **additional information**.

First Floor Side Extension

The first-floor side extension (20sq.m (measured from drawings)) would be located over the existing garage and would accommodate a bedroom and en-suite. The bedroom would have a width of 2.7m (measured from drawings), just under the 2.8m recommended by the Quality Housing Guidelines. This is considered acceptable. The extension would have a pitched roof, with a pitched roofed dormer window located on the front roofscape and a window located on the rear elevation to match existing fenestration, serving the en-suite. In the event of a grant, a **condition** should be attached requiring this window to be obscured glazing, to protect privacy. There are no properties located to the immediate rear of the dwelling so it is not considered that there will be any additional impacts of overlooking of neighbouring properties.

The ridgeline of the pitched roof of the side extension would be 0.65m lower than the ridgeline of the existing roof of the main dwelling, and the neighbouring property to the south. This is considered appropriate and would assist in limiting the terraced effect of development, if the ridgeline were to be the same as the main dwelling.

Based on the above, the first-floor side extension is considered acceptable.

Other

A roof plan has not been submitted with the application and should be requested as **additional information**.

Services, Drainage and the Environment

Water Services has reviewed the application and has no objection. A **condition** requiring the provision of water butts has been recommended however it is not considered that this could be enforced.

Irish Water has reviewed the application and has stated no objection, recommending **conditions** that all works comply with Irish Water standards, codes and practices. These should be included in the event of a grant.

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 house extension.

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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 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.

Conclusion

Additional information should be sought in relation to the following:

- Drawings clearly stating ground floor rear extension elements for which retention permission is sought
- Demonstration of compliance with Section 11.3.3 (ii) family flats
- A roof plan is required

Recommendation

Request Further Information.

Further Information

Further Information was requested on 14/03/22

Further Information was received on 17/05/22

Consultations

No reports required.

Submissions/Observations

No further submissions/observations received.

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Assessment of Further Information

The Further Information requested was as follows:

1. It is not clear from drawings what rear extension elements retention permission is being sought for. The applicant is requested to submit revised drawings clearly labelling which rear extension elements retention permission is sought to allow a full assessment of these elements and the correct calculation of contributions where necessary. It would be useful if dimensions and sq.m could clearly be shown on drawings as well, for accuracy.
2. Section 11.3.3(ii) of the Development Plan (2016-2022) requires evidence to be submitted in support of applications for family flat extensions and conversions. The applicant has not provided any information to confirm there is a genuine need for the proposed family flat. The applicant is requested to submit this information in compliance with the requirements of the Development Plan.
3. The applicant has not submitted roof plans. An existing and proposed roof plan is required in support of this application and should be submitted by the applicant to allow for a full and comprehensive assessment of the proposals.

Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 17 May 2022. A letter from the applicant has also been provided to demonstrate the need for the family flat addition.

Item 1 – Plans (Retention and Proposed)

The applicant has submitted revised plans clearly indicating the elements of the scheme that retention and permission are sought for. From these drawings it is clear that at ground floor 38.25 sq.m are to be retained and 9.1 sq.m additional floor area is proposed. At first floor level 20.15 sq.m additional floor area would be provided. This is considered acceptable.

Item 2 – Requirement for Family Flat

The applicant has provided a letter stating that the family flat is required to provide semi-independent living for a relation and in future will cater to the needs of the family as the applicants' children grow up and require space for privacy and study. The letter does not specify what relation the relation who would use the family flat in the short term is, specifically whether they are a close family member such as an older parent or other dependent. However, the applicant states they have 3 children, dependents, who will require the space in the future. The additional first floor bedroom and family flat conversion would allow for the futureproofing of the house and for the family to expand in their current home and adapt as the children grow up and their needs around space and privacy change. In this regard, the family flat extension is considered acceptable.

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Item 3 – Roof Plan

The applicant has provided existing and proposed roof plans. While it is not considered that the existing roof plan provided is accurate, the proposed roof plan clearly shows the works proposed. This is considered acceptable.

Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – 'To protect and/or improve residential amenity', and the relevant provisions in the County Development Plan 2016-2022 and is considered acceptable.

Development Contributions

Development Contributions

Retention: 0 sq.m additional to that permitted under S00B/0602

Proposed: 9.1 sq.m (ground floor extension)
20.15 sq.m (first floor extension)
21.29 sq.m (garage conversion)
Total: 50.54 sq.m

Assessable Area: 27.54sq.m
Existing extensions: 17 sq.m
Proposed extensions: 50.54 sq.m

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	29.25 sq.m (additional)
Land Type:	Urban Consolidation
Site Area:	0.06 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to 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 proposal would be consistent with Council policy in relation to extensions to dwelling houses.

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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 to be in accordance with submitted plans and details.
The development shall be retained, carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Further Information received on 17 May 2022, 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. 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.
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

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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 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).

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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.

4. Amendments - Glazing.

The en-suite window on the rear elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

REASON: In the interest of residential amenity.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,877.65 (two thousand eight hundred and seventy seven euros and sixty five 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.

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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.


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REG. REF. SD22B/0030

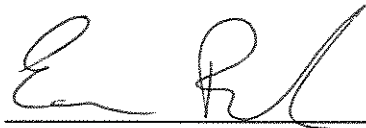
LOCATION: 7, Woodfarm Drive, Palmerstown, Dublin 20



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, Senior Planner