

Comhairle Chontae Atha Cliath Theas

PR/0749/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0168 **Application Date:** 20-Apr-2022
Submission Type: New Application **Registration Date:** 20-Apr-2022
Correspondence Name and Address: Eldhose Varghese 32, Liffey Park, Liffey Valley Park, Lucan, Dublin
Proposed Development: Ground floor extension to side and rear of existing house and new dormer window in roof to the back of the house.
Location: 32, Liffey Park, Liffey Valley Park, Lucan, Dublin
Applicant Name: Eldhose Varghese
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0224 Hectares.

Site Description:

The subject dwelling is located to the south of the cul de sac at Liffey Valley Park and contains a two-storey detached house with half hip roof profile. The existing house has a single rear extension. The streetscape of Prospect Drive is characterised by semi-detached houses of similar form and along a uniform building line.

Proposal:

- Ground floor extension to side and rear of existing house and
- new dormer window in roof to the back of the house.

Zoning:

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

Consultations:

Surface Water Drainage – Further Information Requested.

Irish Water – Further Information Requested.

SEA Sensitivity Screening - No overlap indicated.

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Submissions/Observations /Representations

No submissions received.

Relevant Planning History

None for subject site.

Adjacent sites:

SD13B/0307 - 44, Liffey Park, Lucan, Co. Dublin. Extension to existing utility room to the rear, two room extension over existing single storey construction to the side and in line with proposed extension to utility room to the rear, single storey extension to the rear and addition of a new conservatory to the rear. **Permission Granted.**

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.

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).

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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.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

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 side and rear 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.

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Residential & Visual Amenity

Side / Rear Extension

The proposed single-storey side extension is recessed back from the front building line by 5.2m and projects laterally in a stepped format at 0.8m to the south (front) and a projection of 4.8m to the north (rear). The proposal is recessed back 1m from the western boundary gable wall appropriately. The proposal would not be significantly injurious to the amenities of the adjacent properties. The south (front) of the side extension is not considered highly visible at this cul de sac location.

The proposal reflects a modern design of the existing house and is considered to integrate cohesively with the visual and residential amenities of the area. The proposal is flat-roofed, 3.2m in height, and deemed acceptable to the main dwelling's scale, size, and context. The proposal shall cause no overbearing impact or overshadowing to the neighbouring properties at this cul de sac location and is consistent with the guidance set out in Section 4' Side Extensions' of the South Dublin County Council House Extension Design Guide (2010)

The minimum private open space requirement is achieved for a three-bedroom house and considered to provide sufficient residential amenities for future occupants and consistent with the Development Plan provisions.

Attic Conversion

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

Rear Dormer Window

The rear dormer window is below the ridgeline of the existing dwelling, built three tile courses above the eaves of the dwelling, contemporary in style to match the rear extension and complies the South Dublin County Council House Extension Design Guide (2010) and a grant of permission is recommended.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services request Additional Information subject to the applicant submission of site-specific soil percolation test results, design calculations and dimensions to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design prior to Include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.

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Irish Water states Additional Information, the applicant has not submitted foul water drainage plans for the proposed development. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.

Conclusion

It is deemed that prior to the commencement of development, the applicant/developer will be requested to submit the above Surface Water Drainage and Irish Water requirements in full for the written agreement of the Planning Authority by **condition**.

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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension/Attic:	24 sq.m
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	24 sq.m
Land Type: Urban Consolidation.	
Site Area:	0.0224Hectares.

Conclusion

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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.

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. Drainage - Irish Water.
 - (i) prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority: a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.
 - (ii) All development shall be carried out in compliance with Irish Water Standards codes

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and practices for water and foul.

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.

3. Drainage - Surface Water.

Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

1.1 The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

1.2 The applicant is required to submit a revised drawing showing plan and crosssectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i) At least 5m from any building, public sewer, road boundary or structure.
- ii) Generally, not within 3m of the boundary of the adjoining property.
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.

iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

v) Soakaways must include an overflow connection to the surface water drainage network.

1.3 Should a soakaway prove not to be feasible, then the applicant shall submit the following:

- a) Soil percolation test results demonstrating a soakaway is not feasible
- b) A revised surface water layout drainage drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features.

1.4 The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

1.5 All works for this development shall comply with the requirements of 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.

4. (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) 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.

(d) 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

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Dublin County Council Development Plan.

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 is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

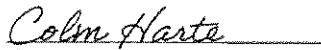
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REG. REF. SD22B/0168

LOCATION: 32, Liffey Park, Liffey Valley Park, Lucan, Dublin


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: 14/6/22


Eoin Burke, Senior Planner