

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0174 **Application Date:** 26-Apr-2022
Submission Type: New Application **Registration Date:** 26-Apr-2022
Correspondence Name and Address: John Shevlin 114, Ashington Rise, Navan Road,
Dublin 7.
Proposed Development: Ground floor, single storey extension with
canopy/apex roof over to front of house.
Location: 13, Castle Lawns, Tallaght, Dublin 24, D24 X5WT
Applicant Name: Aidan O'Connell
Application Type: Retention

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0179 Hectares on the application form.

Site Visit: 19th of May 2022.

Site Description

The subject site is located on Castle Lawns within an existing housing estate in Balrothery. The site consists of a terraced two storey dwelling with single storey front and rear extensions. The existing front extension is the subject of this application. The streetscape consists of housing of a similar form and character.

Proposal

Permission is being sought for the **retention** of a ground floor, single storey extension with canopy/apex roof over to front of house.

Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

Consultations

Water Services – no report received.

Irish Water – no report received.

SEA Sensitivity Screening – indicates overlap with Record of Monument and Place Duchas No. 022-008 Moated Site.

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

The Department of Culture, Heritage and the Gaeltacht's Historic Environment Viewer describes this as '*Situated in a built up area located in a low-lying area S of stream. A moated site shown on the OS 6 inch map as a roughly rectangular enclosure (Dims. L c. 70m, Wth c. 50m) fed from the stream. The OS Letters describe an oblong enclosure surrounded by a deep fosse. The site was levelled in 1972*'.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

SD18B/0256

Ground floor single storey porch extension to front of existing house with roof canopy over. Conversion of existing attic space to a study with a dormer window and rooflight to rear roof plane. **Permission granted. The applicant notes that the attic conversion has not been constructed to date.**

Condition 1 stated (emphasis added):

Development in accordance with submitted plans and details. Amendments to proposal.

(i) 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.

(ii) The front porch and front extension shall be reduced in depth such that no part of the front porch and front extension shall be greater than 1.5m forward of the front building line of the dwelling.

(iii) The rear dormer shall be set down a minimum of 100mm from the ridge line of the dwelling.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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.

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

Policy H18 Objective 1:

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).

*Section 9.1.1 Archaeological Heritage
Policy HCL2 Archaeological Heritage*

Section 11.2.7 Building Height

*Section 11.3.1 Residential
Section 11.3.1 (iv) Dwelling Standards
Section 11.3.1 (v) Privacy*

*Section 11.3.3 Additional Accommodation
Section 11.3.3 (i) Extensions*

*Section 11.4.2 Car Parking Standards
Table 11.24 Maximum Parking Rates (Residential Development)
Section 11.4.4 Car Parking Design and Layout*

Section 11.7.1 Energy Performance in Existing Buildings

*Section 11.8.1 Environmental Impact Assessment
Section 11.8.2 Appropriate Assessment*

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including front extensions.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

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.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *Keep front boundary walls or railings, particularly if they are characteristic of the street or area.*
- *Try to maintain a minimum driveway length of 6m.*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.*
- *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.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Archaeological Heritage;
- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES': *'To protect and/or improve residential amenity.'* New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Archaeological Heritage

The subject site overlaps with Record of Monument and Place (RMP) Duchas No. 022-008 Moated Site. The Department of Culture, Heritage and the Gaeltacht's Historic Environment Viewer describes this as *'Situated in a built up area located in a low-lying area S of stream. A moated site shown on the OS 6 inch map as a roughly rectangular enclosure (Dims. L c. 70m, Wth c. 50m) fed from the stream. The OS Letters describe an oblong enclosure surrounded by a deep fosse. The site was levelled in 1972'*.

Given the current nature of the Recorded Monument and the scale and nature of the development for retention it is not considered that it would negatively detract from the monument.

Visual and Residential Amenity

The development for retention is a single storey front extension. The subject site does have planning permission to build a porch under Reg. Ref. SD18B/0256. However, what has been built differs to what was permitted under this permission.

The front extension is approx. 1.5m from the front building line. It is setback approx. 7.4m from the front site boundary at the closest point, so sufficient space remains to park a car onsite. The extension provides for the extension of the living room and hallway. The roof form is mono pitched with an apex roof over the entrance door. The extension is approx. 2.5m (eaves) to 3.3m in height. The materials and finishes match or complement the existing house and are therefore acceptable.

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

In summary, the front extension is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and has an acceptable impact in terms of residential and visual amenity.

Services and Drainage

No reports from Water Services or Irish Water were received at the time of writing this report. Notwithstanding this, a standard **condition** in relation to services and drainage should be attached in the event of a grant of permission.

Screening for 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 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a front extension to an existing dwelling.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

Development Contributions

Retention of front extension 6.3sq.m

Assessable area = 6.3sq.m

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 6.3sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0179 Hectares.

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to the conditions set out below, the development for retention would be in compliance with Council policy, 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 Retention 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 and completed fully in accordance with plans, particulars and specifications lodged with the application save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. (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.

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

(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.

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

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

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.

3. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €658.29 (six hundred and fifty eight euros and twenty nine 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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

Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.


Comhairle Chontae Atha Cliath Theas

PR/0760/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0174

LOCATION: 13, Castle Lawns, Tallaght, Dublin 24, D24 X5WT



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 Retention 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:

16/6/22



Eoin Burke, Senior Planner