

# Comhairle Chontae Atha Cliath Theas

**PR/0770/22**

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

**Reg. Reference:** SD22B/0179      **Application Date:** 28-Apr-2022  
**Submission Type:** New Application      **Registration Date:** 28-Apr-2022  
**Correspondence Name and Address:** Alan O'Connell, OC Architects & Design 67A,  
Ranelagh Village, Dublin 6  
**Proposed Development:** Construction of a single storey porch to the front of  
the existing dwelling and all associated site works.  
**Location:** 37, Foxborough Down, Lucan, Co. Dublin, K78  
N440  
**Applicant Name:** Michael & Lynda Foy  
**Application Type:** Permission

(AOCM)

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

Site Area: stated as 0.0243 hectares.

### Site Description:

The application site contains a two storey, semi-detached house, located on Foxborough Downs in a row of similar dwellings. The surrounding area is residential in nature.

### Site visited:

19 May 2022

### **Proposal:**

**Permission** is sought for the following:

- Single storey front porch extension (3.7 sq.m) with hipped roof

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – **No objection**

Irish Water – **No objection**

### **SEA Sensitivity Screening**

No overlap with relevant environmental layers

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

Submission expiry date – 1 June 2022

No submissions or objections received.

### **Relevant Planning History**

None recorded for subject site.

### **Adjoining Site**

**SD22B/0103:** Demolition of the existing rear extension and canopy and the construction of a single storey extension to the rear and a two storey extension to the front and side of the existing house; one rooflight to the proposed single storey extension; the construction of one dormer window to the rear of the main roof slope of the existing house; 2 rooflights to the front main roof slope; **construction of single storey porch to the front**; all associated elevational changes including alterations to existing window opens; and all associated site works [emphasis added].

**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 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*

### **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).*

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### 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 comprises the construction of a single storey, hipped roof front porch extension. No other changes are noted from drawings.

The porch would protrude 1.452 m from the front building line and would be 3.7 sq.m. A driveway in excess of 6m would be maintained, in compliance with the recommendations of the House Extension Design Guide. It is noted that the design of the front porch matches permitted development at the adjoining dwelling, granted under SD22B/0103, with both porches constructed up to the site boundary, and adjoining at this point. The provision of both porches would provide a unified appearance to this pair of semi-detached dwellings and is considered to be beneficial to visual amenity. The proposed zinc cladding for the roof should be replaced with tiles by **condition**, as has been required under SD22B/0103. This is in the interests of visual amenity and to better complement the character of the area. The brick finish to the walls is considered acceptable and would match the materials of the existing ground floor.

### **Services, Drainage, and the Environment**

Water Services and Irish Water have reviewed the application and have stated no objection to the development.

### **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.

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,

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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.

### **Other Considerations**

#### **Development Contributions**

Existing Extensions (rear):	9.24 sq.m
Proposed Extensions:	3.7 sq.m

Assessable Area:	Nil
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#### **SEA Monitoring Information**

Building Use Type Proposed:	Residential extension
Floor Area:	3.7 sq.m additional
Land Type:	Urban Consolidation
Site Area:	0.0243 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.

### **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**

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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. (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) 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

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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.

### 3. Amendments

Prior to the commencement of development, the applicant/developer shall submit for the written agreement of the Planning Authority an updated elevation, and any other relevant drawings, demonstrating the following amendments:

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(a) The replacement of the proposed zinc roofing to the front porch with roof tiles to match or complement the subject dwelling and development in the immediate vicinity. Particular reference should be made to the roof tiles being used on adjacent development under SD22B/0103 to ensure the integration of the connecting developments.

**REASON:** In the interests of protecting the visual and residential amenity of the subject site, adjoining properties and the surrounding streetscape.

**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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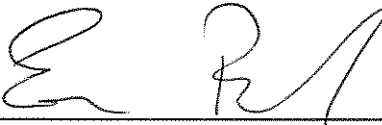
**REG. REF. SD22B/0179**

**LOCATION: 37, Foxborough Down, Lucan, Co. Dublin, K78 N440**

  
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**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:** 20/6/22

  
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**Eoin Burke, Senior Planner**