

Comhairle Chontae Atha Cliath Theas

PR/0764/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0181 **Application Date:** 28-Apr-2022
Submission Type: New Application **Registration Date:** 28-Apr-2022
Correspondence Name and Address: Tara Ward, Architectural Planning 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24
Proposed Development: Ground floor front extension with pitched roof over; ground floor internal alterations.
Location: 3, Bolbrook Avenue, Dublin 24
Applicant Name: Bryan Brady
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area: 0.014ha

Site Visit: 27/05/2022

Site Description

The site contains a mid-terrace, two-storey dwelling with a pitched roof and off street parking to the front in Bolbrook Avenue, a residential state in Tallaght off the N81. The area is predominantly residential in nature with a uniform building line.

Proposal

Seeking permission for

- Ground floor front extension with pitched roof over; ground floor internal alterations.
- Total area of proposed development 7sqm

Zoning

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

Consultations

Water Services – No report received.

Irish Water – No report received.

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SEA Sensitivity Screening

No overlaps indicated but within very close proximity to SFRA B 2016.

Submissions/Observations /Representations

None.

Recent Relevant Planning History

Subject

None

Adjacent Sites

SD21B/0208 - 9, Bolbrook Close, Dublin 24 – **Permission Refused** for construction of an 18.5sq.m first floor extension to the rear of existing dwelling.

SD18B/0514 - 12, Bolbrook Avenue, Dublin 24 – **Permission Granted** to demolish single storey extension to the side of the existing two storey end of terrace dwelling & replace with a two storey extension to the side with a tiled roof to match existing; extended single storey extension to the front; extended single storey to the rear; internal alterations; external finishes to match existing; replace existing pedestrian double gates to the side with a single gate & associated site works.

SD14B/0069 - 21, Bolbrook Villas, Tallaght, Dublin 24. – **Permission Granted** for new single storey porch to front of existing dwelling, comprising 5.2sq.m.

SD07B/0055 - 13, Bolbrook Close, Dublin 24 – **Retention Permission Granted** for retention of a single storey extension to front, side and rear of house, extension consisting of a playroom and utility room and all associated site works.

Recent Relevant Enforcement History

No recent relevant enforcement history 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.

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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).

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 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

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

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 maintain a minimum driveway length of 6m.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the 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

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

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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).

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,
- Drainage,
- Appropriate Assessment,
- Environmental Impact Assessment (EIAR)

Zoning and Council Policy

A single storey extension to the front of an existing dwelling would be consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

Residential and Visual Amenity

Residential

The proposed development is for a single storey front extension of approximately 7sqm. The depth would be 1.5m which is in line with the SDCC House Extension Design Guide. The roof will be pitched with a ridge height of 3.541m falling to 2.350m will span the entire width of the existing property which is considered appropriate. Some 7.4m of driveway space will remain which is sufficient for on curtilage car parking.

The proposal will not lead to any substantial overshadowing or overlooking of any dwellings in the immediate vicinity and overall would not seriously injure the residential amenity of the area.

Visual

The materials specified for the proposed development are not stated on the application drawings. A **condition** should be imposed that they should match that of the existing dwelling. The proposed development would not seriously injure the visual amenity of the area.

Drainage

No report was received but the standard conditions should apply.

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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 ground floor front 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.

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.

Development Contributions Assessment Overall Quantum

Front Extension:	7sqm
Previous Extensions	0sqm
Assessable Area:	NIL

SEA Monitoring Information

Building Use Type Proposed:	Residential- Extension
Floor Area:	7sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.014ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the South Dublin County Council House Extension Design Guide (2010), the location of the site and the established pattern of development in the area, 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.

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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 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.

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(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).

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

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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.

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.


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REG. REF. SD22B/0181

LOCATION: 3, Bolbrook Avenue, Dublin 24



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: 22/6/22



Eoin Burke, Senior Planner