

Comhairle Chontae Atha Cliath Theas

PR/0780/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0183 **Application Date:** 29-Apr-2022
Submission Type: New Application **Registration Date:** 29-Apr-2022
Correspondence Name and Address: Liz O'Loughlin Garrynew, Killenagh, Gorey, Co. Wexford
Proposed Development: Single storey extensions to the side and rear elevations; new dormer window to the front elevation; first floor extension to the rear elevation of the existing dwelling along with minor alterations to all elevations; widen existing vehicular entrance and all associated site works.
Location: 9, Wainsfort Crescent, Dublin 6w
Applicant Name: Paul & Verena Carty
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0297 hectares.

Site Description:

The application site contains a two storey, semi-detached dormer bungalow with a pitched roof, including dormer window on the front elevation with a large driveway to the front and private garden to the rear. The house is located on Wainsfort Crescent in a row of similar dwellings. The surrounding area is residential in nature.

Site visited:

3 June 2022

Proposal:

Permission is sought for the following:

- Part single storey, part two-storey rear extension
- Single storey side extension
- Dormer window on front elevation
- First floor rear extension
- Minor elevational changes
- Widening of existing vehicular entrance from 2.805m to 3.5m

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Zoning:

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

Consultations:

Roads – No objection, **conditions** recommended

Public Realm – No objection, **conditions** recommended

Surface Water Drainage – No objection

Irish Water – No objection

SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 2 June 2022

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

Nearby Sites

SD21B/0411 (11 Wainsfort Crescent): Part single storey (flat roof) and part two storey (pitched roof) extension to the rear; dormer window to the front; widen vehicular entrance; minor alterations to all elevations & all associated works. **Permission granted.**

SD16B/0139: Demolish an existing garage and erect a single storey extension at side. **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

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*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).*

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Public Realm
- 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 side and rear extensions, provision of an additional dormer window on the front elevation, entrance widening and elevational changes. No other changes are noted from drawings.

Side Extension

The single storey side extension would have a flat roof, large garage door on the front elevation and an access door on the rear elevation. There would be no internal access connecting the garage with the main dwelling. The front elevation of the extension would be approximately 2.8m wide, with the rear elevation approximately 2.4m in width. The extension would be finished to match the existing dwelling. The extension would be setback from the front building line by 0.9m and would be located within less than 0.5m of the northern site boundary.

It is not considered that there would be any significant impacts on the neighbouring dwelling as a result of the side extension. In line with the recommendations of the House Extension Design Guide, it is considered appropriate to attach a **condition** in the event of a grant requiring that the garage door is designed to include vertical elements. The side extension is considered to be acceptable.

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It should be noted by the applicant that the side extension would not be permitted to be used for anything other than ancillary to the main dwelling. A **condition** should be applied in the event of a grant confirming as much.

Rear Extension

A part two-storey, part-single storey rear extension would have a hipped roof over the first floor and flat roof over the ground floor.

Ground Floor

The ground floor extension would facilitate an open plan kitchen/living area, providing an additional 20 sq.m. The extension would be 3m in depth and constructed up to the southern site boundary, with a minimum distance of approximately 1.8m to the northern site boundary. Glazing would be included on the rear elevation only, with the addition of 2 no. roof lights. The flat roof of the extension would have a maximum height of 3.5m

Given the distance to the site boundary, the orientation of the house and neighbouring dwellings, the permitted extension to the adjoining property, it is not considered that the single storey element of the rear extension would have a significant negative impact on the amenity of any neighbouring dwellings. On this basis the extension is considered acceptable.

First Floor

The first-floor extension would be 7.055m in width, with a distance of 0.6m to the adjoining site boundary. While this is less than the recommendations of the House Extension Design Guide, this distance is considered acceptable given the permitted works at the adjoining property which also include a first-floor rear extension. The extension would protrude less than 1m from the new rear building line of the adjoining property, reducing the potential impacts to the residential amenity of this dwelling.

3 no. windows would be placed on the rear elevation. A **condition** should be attached requiring the window serving the bathroom to be obscure glazing, in the interest of privacy and residential amenity. There are no properties directly to the rear of the house and therefore there would be no significant impacts of overlooking and a 22m separation distance between above ground habitable rooms would easily be maintained.

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In this regard, the first-floor rear extension is considered acceptable in principle.

Elevations show that the first-floor extension would have a half-hipped roof. This does not correlate with the roof plan provided, which indicates a pitched roof. The property has a pitched roof, and the first-floor extension would be replacing a single pitched roof dormer. It is considered that a pitched roof would be more acceptable in terms of visual amenity and the applicant should be requested to submit revised elevations clearly showing a pitched roof first floor extension. This should be requested by way of **condition**.

Front Dormer

A flat roof dormer would be located on the front roofslope, similar in style to the existing front dormer. This would provide for an extended bedroom. Finishes would match the existing dwelling. There is a distance in excess of 30m between the house and dwellings across the road. In this regard a separation distance of 22m is achieved and there would be no concerns of loss of privacy or amenity.

This dormer is considered to be acceptable.

Elevation Alterations

Elevations state that new A-rated windows and doors would be provided throughout, to match the existing fenestration pattern. This is considered acceptable and would be beneficial to the sustainability of the property.

A window would be removed from the side elevation as a result of the front dormer. This is considered acceptable.

Driveway Widening

The Roads Department have reviewed the application and have stated no objection to the development and recommend the following **conditions** in the event of a grant:

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 3. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
- 4. Any gates shall open inwards and not out over the public domain.*
- 5. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

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These **conditions** are all considered appropriate and enforceable except for item 5.

Public Realm

The Public Realm Section have reviewed the application and have stated no objection to the principle of the development. Their report recommends the following **condition** in the event of a grant of permission:

- 1. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.*

It is considered appropriate to include this condition to ensure the adequate provision of SuDS as part of the development.

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,

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.

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Development Contributions

Development Contributions

Proposed: 34.24 sq.m (habitable)
11.3 sq.m (non-habitable)

Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	45.54 sq.m
Land Type:	Urban Consolidation
Site Area:	0.0297 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

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

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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. Amendments - Glazing.

The bathroom 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.

3. First Floor Roof

The applicant shall submit revised elevations showing the first floor rear extension consistently with a pitched roof, rather than a half-hipped roof. These plans shall be agreed with the Planning Authority prior to the commencement of development.

REASON: In the interests of visual amenity and to ensure that the development shall be in accordance with the permission and that effective control be maintained.

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 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

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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.

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.

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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/0183

LOCATION: 9, Wainsfort Crescent, Dublin 6w

p.p. 
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: 23/6/22


Eoin Burke, Senior Planner