

Comhairle Chontae Atha Cliath Theas

PR/0792/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0643 **Application Date:** 22-Dec-2021
Submission Type: Additional **Registration Date:** 01-Jun-2022
Information

Correspondence Name and Address: McArdle Doyle Ltd. 2nd Floor, Exchange Building,
The Long Walk, Dundalk, Co. Louth

Proposed Development: 5.5sq.m single storey porch extension to front
elevation and all associated site and development
works.

Location: 18, Westbourne Grove, Dublin 22

Applicant Name: Anthony Kearney

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.018 hectares

Site Description:

The application site contains a two storey, semi-detached/end-of-terrace house, located on Westbourne Grove in a row of similar dwellings. The surrounding area is residential in nature.

Site visited:

31 January 2022

Proposal:

Permission is sought for the following:

- Construction of pitched roof porch (5.5sq.m) to comprise entrance corridor and toilet.

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, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 03/02/2022

No submissions or observations received

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Relevant Planning History

None recorded for subject site.

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*

Porches

- *A porch with a solid appearance (i.e. a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e. a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g. wide windows.*
- *Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

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.*

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- *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

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
- 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 is for construction of a porch (5.5sq.m), comprising entrance corridor and toilet. The porch would have a pitched roof and be constructed from brick. A driveway length in excess of 6m would be retained.

The porch would extend 2.9m from the existing front building line and would be 2.7m in width. The House Extension Design Guide (2010) states that extensions that extend more than 1.5m in

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from the existing front building line should be avoided, especially on streets where there is a regular building line. In this regard, a projection of 2.7m is considered inappropriate. The applicant should be requested to submit **additional information**, revising the design of the porch to have a depth no greater than 1.5m.

The porch would be primarily constructed from brick, to match the existing ground floor façade. No windows are proposed, and a door would be offset from the centre to provide access to the house. The existing property is c.25 years old with a shallow pitched roof. In relation to porch extensions for this type of property, the House Extension Design Guide states '*A simple porch structure with a more lightweight appearance (i.e., a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g., wide windows.*'

It is considered that the lack of windows and offsetting of the door create a heavy, unbalanced appearance, especially with regard to the existing character of the street, where properties predominantly have a pitched roof open porch. The applicant should be requested to submit **additional information** comprising revised proposals for the porch to include fenestration, giving the porch a more lightweight appearance.

Based on the above, the proposed extension is not considered acceptable and would not comply with the recommendations of the House Extension Design Guide. The applicant should be requested to submit **additional information** amending the depth of the porch and incorporating additional glazing to provide a more lightweight appearance.

Services, Drainage and the Environment

Water Services has reviewed the application and has stated no objection. An extract from their report states:

- *All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal*
- *The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.*
- *All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.*

Irish Water has reviewed the application and has recommended standard **conditions** in relation to compliance with Irish Water standards codes and practices.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be

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likely to have a significant effect individually or in combination with other plans or projects on a European site.

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.

Conclusion

Having regard to the House Extension Design Guide, is it considered that the applicant should be requested to submit additional information as follows:

- The depth of the porch should be reduced to no more than 1.5m
- Windows are required to give the porch a more lightweight appearance

Recommendation

Request Further Information.

Further Information

Further Information was requested on 24/02/22

Further Information was received on 01/06/22

Consultations

No reports required.

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

1. The proposed porch depth is 2.7m, significantly in excess of the House Extension Design Guide recommendation that front extensions do not extend beyond 1.5m from the front building line. The applicant is requested to reduce the depth of the porch to no more than 1.5m and submit revised plans and elevations as necessary.
2. It is considered the current porch design, with an off-centre front door and no windows, is heavy and unbalanced in appearance and would be detrimental to the visual amenity of the area. The applicant is requested to submit revised proposals, incorporating fenestration into the design of the porch to assist in creating a more lightweight

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appearance. Windows serving the toilet should be obscure glazing in the interests of residential amenity and privacy.

Assessment

The applicant has submitted drawings as requested and a letter from the agent, *Additional Information*, date stamped 1 June 2022.

The revised ground floor plan shows the porch projecting 1.5m from the front building line of the existing dwelling. This is considered to be acceptable.

A window serving the proposed W/C has been included on the front elevation. It is considered that this provides a better balance for the porch and would also assist in providing natural light to the W/C. A condition should be included in the event of a grant requiring this window to be maintained as obscure glazing, to protect privacy and amenity. A feature panel of stacked red bricks would be included underneath this window, and this is considered to be an attractive addition. These revisions are considered to be acceptable.

Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – 'To protect and/or improve residential amenity', and the relevant provisions in the County Development Plan 2016-2022 and is considered acceptable.

Development Contributions

Development Contributions

Front Porch:	2.4 sq.m
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:

Floor Area:	2.4 sq.m
Land Type:	Urban Consolidation
Site Area:	0.018 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.

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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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Further Information received on 01/06/2022, 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. Glazing.
The window serving the downstairs W/C on the front elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.
REASON: In the interest of residential amenity.
3. (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

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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 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

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- 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 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. SD21B/0643

LOCATION: 18, Westbourne Grove, Dublin 22

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