

Comhairle Chontae Atha Cliath Theas

PR/0790/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0188 **Application Date:** 03-May-2022
Submission Type: New Application **Registration Date:** 03-May-2022
Correspondence Name and Address: Noonan Moran Architecture 139 Baggot Street
Lower, Dublin 2.

Proposed Development: Alterations and extensions including the partial demolition of the existing garage and kitchen area to the east side; construction of a two storey extension to the east side and the construction of a single storey extension to the rear, together with a single storey bay window and porch extension to the front, along with ancillary landscaping and site works.

Location: 56, Knocklyon Green, Dublin 16

Applicant Name: Niamh & Alan MacMenamin

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.0238 ha

Site Description:

The site is located on Knocklyon Green in Knocklyon. The site contains a two-storey semi-detached dwelling with pitched roof, attached side garage and single storey extension to the rear. The front elevation faces on to public green space. The surrounding area is mainly comprised of other residential dwellings of similar style and character and with a mainly uniform building line.

Proposal:

Permission sought for the following:

- Partial demolition of the existing garage and kitchen area to the east side;
- Construction of a two storey extension to the east side and the construction of a single storey extension to the rear,
- Single storey bay window and porch extension to the front.
- Existing dwelling measures c.100sq.m.
- Proposed works measure c.61.1sq.m.

SEA Sensitivity:

No overlap identified with relevant environmental layers.

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Zoning:

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

Consultations:

Surface Water Drainage – no objection subject to standard **conditions**.

Irish Water – no objection subject to standard **conditions**.

Submissions/Observations /Representations

None received.

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD18B/0347: 25, Knocklyon Green, Dublin 16.

Construction of new bay window and porch c/w tiled roof to the front of existing dwelling.

Decision: **GRANT PERMISSION.**

SD12B/0062: 23, Knocklyon Green, Dublin 16.

Single storey extension to rear with pitched roof over incorporating 6 no. Velux rooflights, 3 no. on each pitch; extension to provide new T.V./sitting room with internal alterations to existing house to provide new kitchen layout, utility space and w.c.

Decision: **GRANT PERMISSION.**

SD06B/0362: 11, Knocklyon Green, Templeogue, Dublin 16.

Recessed second storey tiled roof extension over existing single storey tiled roof garage conversion at side, single storey tiled roof extension at rear and single storey low profile tiled roof gym and household store/shed in rear garden.

Decision: **GRANT PERMISSION.**

SD06B/0022: 11, Knocklyon Green, Dublin 16.

Second storey tiled roof extension over existing single storey tiled roof garage conversion at side, single storey tiled roof extension at rear and single storey low profile tiled roof gym & household store/shed in rear garden.

Decision: **GRANT PERMISSION.**

S01B/0575: 26 Knocklyon Green, Dublin 16.

First floor extension to side, new pitched roof to porch and single-storey extension to rear.

Decision: **GRANT PERMISSION.**

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S00B/0722: 29 Knocklyon Green, Templeogue, Dublin 16.

Pitched canopy to front first floor extension to side and single storey extension to rear.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None traced.

Pre-Planning Consultation

None.

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.

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 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3(i) Additional Accommodation - Extensions.

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

The House Extension Design Guide, *Section 4:*

- *Outside space*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties*
- *Rear extension*

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

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South Dublin County Council House Extension Design Guide (2010)

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 relate to the following;

- Zoning and Council policy,
- Residential and visual amenity,
- Services and Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council policy

The site is zoned objective RES - 'To protect and/or improve residential amenity'. A residential extension would accord with this zoning in principle.

Residential and Visual Amenity

Demolition (18.8sq.m.)

The application proposes to partially demolish the existing garage and kitchen area to the east of the subject site. This is considered acceptable.

Single Storey Bay Windows & Front Porch Extension

The 2 no. bay windows and front porch extension with flat roof will have a parapet height of c.3m and project outwards from the main front building line of the existing dwelling by c.1.5m. The two bay windows will be located either side of the front porch entrance where the height of the porch will be set slightly higher than the height of the bay windows. The porch will have a redbrick finish and the bay windows will have a render finish. The single storey front extension will be built to the boundaries with both immediate adjoining neighbours and will span the full width of the existing dwelling. C.5.05m will remain for the driveway length. *Section 4, Front Extensions of The SDCC House Extension Design Guide 2010* states that proposals should try to maintain a minimum driveway length of 6m. Although there is a c.1m shortfall for the driveway length as the driveway is of a reasonable width and cars can park in curtilage at an angle this is considered to be minor in nature and is considered to be acceptable. The proposal would not have a significant adverse impact on residential and visual amenity and would visually accord with the character of the area.

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Single Storey Rear Extension

The extension is made up of two elements, a flat roof element and a mono-pitch element. The flat roof element will be built to the boundaries of both immediately adjoining neighbours to the east and to the west. The flat roof will have a parapet height of c.3.1m at the top of the upstand. The flat roof element will have 2 no. rooflights over. The flat roof element will project outwards from the main rear building line by c.1.8m and at c.8.6m will span the full width of the existing dwelling. It is noted that both immediate adjoining neighbours have single storey rear extensions built to the boundary of the subject site. The flat roof element would visually accord with the character of the area and with the character of the existing dwelling.

The mono-pitch roof element will slope in a south-north direction and will be built to the boundary with the immediate adjoining neighbour to the east. It will have a maximum height of c.3.8m and will have a minimum height of c.2.7m. In combination with the flat roof element the rear extension will project outwards from the main rear building line by c.5m. A reasonable level of private open space will remain post completion and the rear extension will integrate reasonably well with the character of the existing dwelling. The proposal would not have a significant adverse impact on residential and visual amenity.

Two Storey Side Extension

The extension will be built to the boundary with the immediate adjoining neighbour to the east and will span the full length of the existing dwelling. The gable roof will be extended to align with the existing roof and will also align and be built to the roof of the immediate adjoining neighbouring roof to the east. The extension will integrate reasonably well with the character of the existing dwelling and will not have a significant adverse impact on residential and visual amenity.

Services and Drainage,

Both Irish Water and Surface Water Drainage have issued a verbal report recommending no objection subject to standard conditions. It is considered appropriate to attach the standard drainage **conditions** in the event of a grant of permission.

Screening for Appropriate Assessment (AA)

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.

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Screening for Environmental Impact Assessment (EIAR)

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

- Two storey side extension, single storey rear extension, front porch and bay window extension measuring c.61.1sq.m.
- No previous extension.
- 40sq.m. exemption remains.
- Assessable area is 21.1sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – extension	61.1sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0238 ha

Conclusion

Having regard to the:

- provisions of the South Dublin County Council Development Plan 2016-2022,
- South Dublin County Council House Extension Design Guide (2010),
- 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 and would therefore be in accordance with the proper planning and sustainable development of the area. It is considered that the application would be in compliance with Council policy.

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.

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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.
(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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,204.74 (two thousand two hundred and four euros and seventy four cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning

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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 Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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 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.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

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REG. REF. SD22B/0188

LOCATION: 56, Knocklyon Green, Dublin 16

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:

27/6/22



Eoin Burke, Senior Planner