

Comhairle Chontae Atha Cliath Theas

PR/0816/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0037 **Application Date:** 31-Jan-2022
Submission Type: Additional Information **Registration Date:** 30-May-2022

Correspondence Name and Address: Sophie Wang & Ben Chan 56C, Clanbrassil Street Upper, Dublin 8, D08EH22

Proposed Development: (1) Demolition of 21.9sq.m single storey storage from the rear of the dwelling; (2) erection of a 39sq.m single storey extension to the rear of the dwelling; (3) erection of a 23.7sq.m first floor extension to the side of the dwelling; (4) erection of a pitch roof to the existing porch.

Location: 7 Hillsbrook Crescent, Perrystown, Dublin 12, D12HY30

Applicant Name: Zhifu Sun & Zhenfang Luo

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.0436 Ha

Site Description

The subject site is located within the established residential area of Hillsbrook Crescent and is bound by residential dwellings to the north and south, an internal access road and public open space to the west and to the east by a rear access laneway for the dwellings along Hillsbrook Crescent and Muckcross Park.

The subject site contains a 2 storey end of terrace dwelling with a hipped roof profile, front and a single storey garage affixed to the northern elevation, which directly adjoins the boundary wall with No. 6 Hillsbrook Crescent. The dwelling is comprised of an entrance porch and hall, living room, sitting room, office, storage, toilet and kitchen at ground floor level and 3 bedrooms and a family bathroom at first-floor level. The existing dwelling appears to have been subject to previous modifications as there is a single storey storage area extending approximately 6.5m from the rear elevation of the dwelling and directly adjoining the northern site boundary. The planning status of this modification is unknown. However, it is noted that it is proposed for demolition as part of this Planning Application.

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The surrounding streetscape is characterised by dwellings of similar architectural form and appearance, with a generally uniform building line, which is slightly staggered at the subject site, owing to the curve in the adjacent access road of Hillsbrook Crescent.

Proposal

Permission is sought for:

- Demolition of the single storey storage area to the rear of the existing dwelling (c. 21.9sq.m) adjacent to the northern boundary.
- The provision of a pitched roof above the existing porch, which spans a width of approximately 5.6m and has a parapet height of approximately 2.98m.
- A single storey extension to the rear which projects approximately 7.25m out from the rear elevation of the existing dwelling and spans a width of approximately 9.08m.
- An extension at first floor level which has an approximate width of 2.75m and a length of 6.81m. The extension is directly affixed to the side (northern) elevation of the existing dwelling and matches the building line of the rear elevation of the dwelling but sits approximately 0.2m behind the building line of the dwelling to the front.
- Elevational amendments comprised of:
 - **Front Elevation:** 1 new window at first floor level.
 - **Side Elevations:** No additional fenestration to the side elevations.
 - **Rear Elevation:** 1 new door, 1 new window and new glazed patio doors at ground floor level and 1 new window at first floor level approximately matching the level of the existing windows.
 - **Roof: Profile:** The proposed single storey rear extension will have a slightly sloped roof profile with 6 new rooflights. The maximum overall height of the proposed rear extension will be approximately 3.1m, sloping downwards to approximately 2.6m.
- The proposed development will result in an additional 62.7sq.m floor area, bringing the Gross Floor Area of the dwelling to approximately 171sq.m.
- All ancillary site works above and below ground.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

Consultations

Drainage and Water Services Department: Additional Information required.

Irish Water: Additional Information required.

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Roads Department: No objection.

Screening for Strategic Environmental Assessment

No overlap indicated with relevant environmental layers.

Submissions/Observations /Representations

Last date for Submissions/Observations – 7th March 2022.

None received.

Relevant Planning History

Subject Site

No Planning History recorded for the subject site.

Surrounding Context

No planning history of significance recorded in the vicinity of the subject site.

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

Relevant Policy of 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

Section 11.3.3 (i) Extensions

Section 11.5.2 (iv) Development in Proximity to a Protected Structure

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 Design Guide (2010) or any superseding standards.

The South Dublin County Council House Extension Design Guide (2010)

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Elements of Good Extension Design:

- *'Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible'.*

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.*
- *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.*

Rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*

Side Extensions

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
 - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
 - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
 - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*

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- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
 - *Avoid the use of prominent parapet walls to the top of side extensions*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

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Relevant Government Guidelines:

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Urban Design Manual, 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).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Planning Note

It is noted that the 'Proposed Floor Plans' drawings incorrectly annotate the property to the south of the subject site as 'No. 7 Hillsbrook Crescent'. This should read No. 8 Hillsbrook Crescent. Amended drawings should be requested by way of ADDITIONAL INFORMATION.

The discrepancy in the annotation of the 'Proposed Floor Plans' drawing is not significant enough to prevent an assessment of the proposed development, which is outlined in the forthcoming section.

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Drainage and Water Services;
- Roads and Traffic;
- Environmental impact assessment;
- Appropriate assessment.

Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES'– 'To protect and/or improve residential amenity'. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010 and the

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South Dublin County Development Plan 2016-2022, with specific reference to Section 11.3.3(i) which relates to extensions.

Visual Impact and Residential Amenity

Each element of the proposed development shall be assessed individually below, in the context of the potential impact on the residential and visual amenity of adjacent properties and the wider streetscape. The assessment is carried out having regard to the relevant policy, including but not limited to the South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010).

Provision of a Roof over the Front Porch

The proposed development includes the provision of a pitched roof over the existing front porch which spans a width of approximately 5.6m and has a parapet height of approximately 2.98m.

In relation to porch extensions, the South Dublin House Extension Design Guide (2010) states that:

*'In the case of a porch extension to the front of a house, the proposed porch should be located at least 2m from any public road or footpath, and not have a floor area greater than 2.sq.m. **If the porch has a tiled or slated pitched roof, it should not exceed 4m in height or 3m in height for any other roof type.**'* [Emphasis added]

It is noted that the proposal is for the addition of a pitched roof above the existing porch, with a height less than 3m. The proposal, therefore, adheres to the content of the South Dublin House Extension Design Guide (2010).

Having regard to the staggered building line to No. 6 Hillsbrook Crescent to the north and the distance of the proposed roof to the adjoining boundary with No. 8 Hillsbrook Crescent to the south, it is considered that the addition of a roof over the existing porch will not adversely impact the visual and residential amenity of adjacent properties.

It is acknowledged that a number of dwellings in the surrounding context have added similar structures to their front porch. As such, it is considered that the proposed provision over a roof of the existing front porch will not significantly alter the character of the surrounding streetscape. The proposed roof over the front porch is therefore considered acceptable to the Planning Authority.

Single Storey Extension to the Rear

The proposed development includes the provision demolition of the single storey storage area to the rear of the existing dwelling (c. 21.9sq.m) adjacent to the northern boundary and the provision of a single storey extension to the rear which projects approximately 7.25m out from the rear elevation of the existing dwelling and spans a width of approximately 9.08m. The

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proposed extension will have an approximate maximum overall height of approximately 3.1m, which slopes downwards to approximately 2.6m.

It is noted that the proposed extension to the rear will match the rear building line of the existing dwelling and will be sited directly adjoining the party boundaries with Nos. 6 and 8 Hillsbrook Crescent to the north. Having regard to the southwestern orientation of the rear gardens along Hillsbrook Crescent, the projection beyond the rear elevations of Nos. 6 and 8 Hillsbrook Crescent, a concern arises in relation to the potential for the proposed extension (which directly adjoins the party boundaries) to have an overbearing impact on the visual and residential amenity of the adjacent property.

In relation to the potential for residential extensions to have an overbearing impact, the South Dublin House Extension Design Guide (2010) states that:

'Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved'. [Emphasis added].

Having regard to the content of the House Extension Design Guide, the proposed height of the rear extension and siting of the extension directly adjoining the party boundary is considered unacceptable. It is considered that a re-design of the proposal is required to ensure there is no adverse impact on the visual and residential amenity of adjacent properties. In line with the House Extension Design Guide, the proposal should include a separation distance of approximately 1m from the party boundaries. The Applicant should be afforded the opportunity to re-design the proposed rear extension by way of a request for ADDITIONAL INFORMATION.

First Floor Extension

The proposed development includes a first floor level extension which has an approximate width of 2.75m and a length of 6.81m. The extension is directly affixed to the side (northern) elevation of the existing dwelling and matches the building line of the rear elevation of the dwelling but sits approximately 0.2m behind the building line of the dwelling to the front. The proposed first floor extension has an approximate parapet height of 5.53m, with the ridge height rising to 8.33m.

Whilst the height of the proposed first floor extension takes its cue from the existing roof profile; it is noted that the proposal directly adjoins the boundary with No. 6 Hillsbrook Crescent. This is unacceptable to the Planning Authority, particularly having regard to the content of the South Dublin House Extension Design Guide (2010) which recommends 1m of separation distance for every 3m of height. In this regard, the Applicant should re-design the proposed first floor

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extension to adhere to the content of the Extension Design Guide. This can be achieved by way of a request for ADDITIONAL INFORMATION.

Elevational Amendments

The proposed development includes amendments to the front and rear elevations elevation comprised of 1 new window at first floor level of the front elevation and 1 new door, 1 new window and new glazed patio doors at ground floor level of the rear elevation and 1 new window at first floor level approximately matching the level of the existing windows.

No additional fenestration is proposed to the side elevation.

The Planning Authority considers that, provided the proposal is re-designed to include appropriate separation distances as previously outlined, the proposed elevational amendments and new fenestration will not be materially worse than views from the existing first floor windows and therefore would not give rise to unacceptable levels of overlooking to adjacent properties.

Roof Profile

In relation to amendments to roof profiles, the South Dublin House Extension Design Guide (2010) states that:

'Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape, however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.'

It is noted that the proposed development will have a roof profile that matches the shape and profile of the existing hipped roof profile of the dwelling. This is welcomed as it follows the guidance set out in the House Extension Design Guide and ensures that the character of the streetscape is retained. In applying design changes previously outlined in this report, the Applicant should retain the hipped roof profile of the dwelling where possible.

Drainage and Water Services

The Reports of the Drainage and Water Services Department and Irish Water have indicated that the following ADDITIONAL INFORMATION is required:

- The Applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show

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that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: *servicemaps@sdublincoco.ie*.

- The Applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development

The Applicant should be requested to provide the above outlined ADDITIONAL INFORMATION to facilitate a complete assessment of the proposed water services and drainage infrastructure for the subject scheme.

Roads and Traffic

The Roads Department has assessed the proposed development and indicated no objection.

It is noted that the proposed extension to the front is comprised of the addition of a pitched roof above the existing porch and will therefore not result in any alteration to the existing driveway length, car parking and vehicular entrance arrangements.

Screening for 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 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.

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.

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Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the recommendations and the South Dublin House Extension Design Guide 2010 it is considered that, the design of the proposed development must be revised to comply with the relevant policies, objectives and guidance and to ensure that there is no adverse impact on the visual and residential amenity of adjacent properties. It is therefore considered that the Applicant should be afforded the opportunity to re-design the proposed development. This can be provided by way of ADDITIONAL INFORMATION. Furthermore, the Drainage and Water Services Department and Irish Water require ADDITIONAL INFORMATION to facilitate a complete assessment of the proposed development.

Recommendation

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:

1. Having regard to the content of the South Dublin House Extension Design Guide the applicant is requested to re-design the proposed single storey rear extension and first floor side extension to ensure adequate separation distances are provided between the proposed development and the adjoining properties. The applicant is requested to provide a revised set of plans, sectional and elevational drawings to demonstrate the re-design of the proposed development. The revised drawings should also correct the inaccurate annotation of the proposed floor plans, which incorrectly annotate No. 8 Hillsbrook Crescent as No. 7 Hillsbrook Crescent.
2. In relation to Drainage and Water Services infrastructure for the proposed development, the applicant is requested to provide the following: (a) A drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie. (b) A drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Additional Information

Additional Information was requested on 28th March 2022.

Additional Information was received on 30th May 2022.

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The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 30th May 2022:

- Cover Letter prepared dated 22nd May 2022.
- Irish Water Web Map.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00001 – Site Location Map.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00011 Existing Site Layout Plan.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00012 Proposed Site Layout Plan.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00020 – Existing Floor Plans.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00021 – Proposed Floor Plans.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00022 – Existing and Proposed Roof Plans.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00023 Proposed Demolish Floor Plans.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00030 Existing and Proposed Front Elevations.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00031 – Existing and Proposed Rear Elevations.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00032 – Existing and Proposed Section A-A.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00033 – Existing and Proposed Section B-B.
- Drawing No. 2022-D12-ZZ-ZZ-DR—XX-00034 – Existing and Proposed Section C-C.

The Additional Information provided by the Applicant will be assessed below in the context of the 2 No. items of Additional Information requested by the Planning Authority on 28th March 2022:

Additional Information Item No. 1

The Applicant has amended the design of the proposed development in response to Additional Information Item No. 1, with the amendments summarised in their Cover Letter as follows:

'The revised proposed rear single storey at No. 7 Hillsbrook Crescent is now contains 3.5m separation distances away from the adjoin No. 8 Hillsbrook Crescent boundary wall.

'The first floor side extension is proposed to be built atop of the existing wall to allow the adequate separation distances to the adjoin building, which is approx. 2.9m between the No. 6 Hillsbrook Crescent and the proposed extension.'

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Single Storey Rear Extension

It is acknowledged that an increased separation distance of approximately 3.5m has been applied between the proposed single storey rear extension and the party boundary with No. 8 Hillsbrook Crescent. However, it is noted that the extension directly abuts the party boundary with No. 6 Hillsbrook Crescent. The Applicant's attention should be drawn to the following extract of the House Extension Design Guide:

Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.

Having regard to the proposed 3.45m height of the single storey extension and the orientation of the rear gardens along Hillsbrook Crescent, the Applicant should re-design the proposed development to provide a separation distance of at least 1m from the party boundary with No. 6 Hillsbrook Crescent, in the interests of protecting the residential amenity of the adjacent property.

The first floor extension has been revised with the roof profile altered to a flat roof with a parapet height of approximately 6m. The original design had a roof profile that matches the shape and profile of the existing hipped roof profile of the dwelling. Having regard to the content of the South Dublin House Extension Design Guide (2010), there is a preference for the roof profile to match that of the existing dwelling. The concerns in relation to the proposed side extension related to the potential for overbearing to the adjoining property having regard to the siting of the proposal directly abutting the party boundary. It is noted that the amended extension remains sited directly abutting the party boundary with No. 6 Hillsbrook Crescent. This is unacceptable to the Planning Authority, particularly having regard to the content of the South Dublin House Extension Design Guide (2010) which recommends 1m of separation distance for every 3m of height. In this regard, the Applicant should re-design the proposed first floor extension to adhere to the content of the Extension Design Guide.

It is considered that Additional Information Item No. 1 has not been satisfactorily addressed. As previously noted, the proposed first floor extension directly adjoins the party boundary with No. 6 Hillsbrook Crescent. This is unacceptable to the Planning Authority. However, a CONDITION can be attached requiring the reduction of the height of the rear extension to 3m and the omission of the first floor element to mitigate against the potential for overbearing impact.

It is noted that the revised drawings provided by the Applicant correct the inaccurate annotation of the original proposed floor plans, which incorrectly annotated No. 8 Hillsbrook Crescent as No. 7 Hillsbrook Crescent.

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Additional Information Item No. 2

The Cover Letter provided by the Applicant outlines the following response to Additional Information Item No. 2:

'The proposed Sustainable Drainage Systems (SuDS) Features for the development at 7 Hillsbrook Crescent will connect to the existing manhole and to the public surface water sewer. Please refer to the enclosed proposed floor plan and section drawings.'

The Drainage and Water Services Department have assessed the proposed development and indicated in their Report that the following **CLARIFICATION OF ADDITIONAL INFORMATION** is required:

- The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Examples of SuDS include and are not limited to the following:

- Rain Gardens, Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Water Butts

It is not evident from the drawing provided by the Applicant what, if any, SuDS (Sustainable Drainage Systems) features are proposed. Additional Information Item No. 2 has therefore not been satisfactorily addressed. In this regard the Drainage and Water Services Department have indicated **CLARIFICATION OF ADDITIONAL INFORMATION** is required. However, it is considered that a **CONDITION** can be attached requiring the Applicant to provide plan and cross-sectional drawings clearly showing the inclusion of proposed Sustainable Drainage Systems (SuDS) prior to the commencement of development. The Applicant's attention is drawn to South Dublin County Councils *Sustainable Drainage Explanatory Design and Evaluation Guide (2022)* which can be found at the following link:

<https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-suds-explanatory-design-and-evaluation-guide.pdf>

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Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential (domestic extension)	42.8 sq m
Previous Extension	0 sq m
Assessable Area	2.8 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential (Domestic Extension)	42.8 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0436 Ha

Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2016-2022 and the South Dublin County House Extension Design Guide (2010) and the amendments applied by the Applicant, the Applicant has not satisfactorily addressed the 2 No. Additional Information items. However, it is considered that CONDITIONS can be attached which would require the re-design of the proposed development to adhere to the key policies, objectives and guidance contained within the Development Plan 2016-2022 and the House Extension Design Guide (2010). Furthermore, a CONDITION can be attached requiring the Applicant to submit further details regarding the proposed drainage and water services infrastructure design, prior to the commencement of development.

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.

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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, and as amended by Further Information received on 30th May 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. (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 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

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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. Prior to the commencement of development, the Applicant is required to submit for the written agreement of the Planning Authority revised site layout, plan, elevational and sectional drawings showing the omission of the first floor extension and the reduction in height of the single storey rear extension to 3m or less.

REASON: In the interests of adherence to the South Dublin House Extension Design Guide (2010) and the proper planning and sustainable development of the area.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €292.57 (two

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hundred and ninety two euros and fifty seven cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning 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 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

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via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22B/0037

LOCATION: 7 Hillsbrook Crescent, Perrystown, Dublin 12, D12HY30

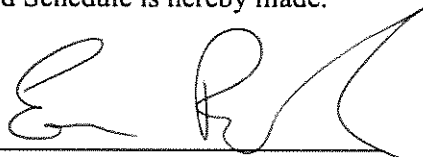
Colm Harte

Colm Harte,
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