

Comhairle Chontae Atha Cliath Theas

PR/0820/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0190 **Application Date:** 04-May-2022
Submission Type: New Application **Registration Date:** 04-May-2022
Correspondence Name and Address: PDT Architect 21, Meadowbank, Dublin 6, D06 W7P6
Proposed Development: Front entrance porch and associated works as constructed.
Location: 14, Templeville Drive, Dublin 6w
Applicant Name: David & Jenny Hughes
Application Type: Retention

Description of Site and Surroundings

Site Description

The subject site contains a two storey dwelling with a hipped roof, which has been subject to modification in the past including a single storey rear extension, part conversion of the garage, a first floor side extension built over the garage and stepped back from the front building line and a front entrance porch (the retention of which is the subject of this Planning Application).

The surrounding streetscape along Templeville Drive is generally characterised by dwellings of a similar architectural form and scale. It is noted that a number of the dwellings along Templeville Drive have been subject to modifications, including alterations and extensions to the front porches and garage conversions. This has led to a reduction in the previously prevalent and distinctive arched entrance doorways to the dwellings.

Site Area

Stated as 0.041 Ha.

Proposal

The proposed development seeks retention permission for a front porch constructed in 2016 which projects approximately 1.8m out from the front elevation of the dwelling, has an approximate width of 2.1m and a hipped roof profile with a maximum overall height of approximately 3.7m. The roof of the porch is clad in a zinc (or similar) material with a small window in the western (side) elevation, a large window in the northern (front elevation) and the main entrance door to the dwelling in the eastern (side) elevation.

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.

Comhairle Chontae Atha Cliath Theas

PR/0820/22

Record of Executive Business and Chief Executive's Order

Consultations Received:

Drainage and Water Services: No objection.

Irish Water: No objection.

Roads No objections.

Strategic Environmental Assessment Sensitivity

No overlap with relevant layers

Submissions/Observations/Representations

None.

Relevant Planning History

None on Subject Site

Enforcement

None revealed in preliminary search.

Pre-Planning Consultation

None recorded or stated on Application Form.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

Policy H18 Objective 1:

“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 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

South Dublin County Council House Extension Design Guide, 2010

Comhairle Chontae Atha Cliath Theas

PR/0820/22

Record of Executive Business and Chief Executive's Order

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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

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)

Assessment

The main issues for assessment are

- Zoning and Council policy;
- Visual Impact and Residential Amenity;
- Vehicular Access and Parking;
- Drainage and Water Services;
- Appropriate Assessment; and
- Environmental Impact Assessment.

Zoning and Council Policy

Residential development is in principle consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. 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 Development Plan (2016-2022) and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential amenity

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

'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'.

Comhairle Chontae Atha Cliath Theas

PR/0820/22

Record of Executive Business and Chief Executive's Order

The front porch projects approximately 1.8m forward of the front elevation of the dwelling. However, it is considered that owing to the separation distance between the porch and the dwelling to the west (2.5m) and the east (3.6m) the impact to the visual and residential amenity of adjacent properties would be minimal. Furthermore, it is noted that the windows in the front and side (western) elevations appear to have an opaque material applied to them, which would protect the visual and residential amenity of the existing dwelling and adjacent properties.

Although the proposed front porch is not necessarily in keeping with the distinctive arched entrance doors of the original dwellings along Templeville Drive, it is noted that a number of the dwellings have been subject to modifications in the form of altered front porches of varying styles and garage conversions. As such it could be said that the prevailing character along the streetscape is in a state of flux, and it is considered that the front porch at the subject site does not significantly alter the character of the streetscape. Furthermore, owing to the high-quality design, materiality and landscaping to the front of the dwelling, it is considered that the front porch does not detract from the visual amenity of the streetscape along Templeville Drive.

Access, Transport and Parking

The Roads Department has stated no objection to the proposed development. It is noted that a driveway length of approximately 7.1m remains.

Services and Drainage

Both the Drainage and Water Services Department and Irish Water have stated no objection to the proposed development.

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.

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 conversion of an attic space within an existing dwelling to non-habitable storage space. 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,

Comhairle Chontae Atha Cliath Theas

PR/0820/22

Record of Executive Business and Chief Executive's Order

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.

Other Considerations

Development Contributions

| SEA Monitoring Information | |
|--|--------------------------|
| Building Use Type Proposed | Floor Area (sq m) |
| Residential Extension (Retention of Front Porch) | 4 sq m |
| Assessable Area | 4 sq m |

SEA Monitoring

| SEA Monitoring Information | |
|-------------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq m) |
| Residential Extension (Front Porch) | 4 sq m |
| Land Type | Site Area (Ha) |
| Brownfield / Urban Consolidation | 0.041 Ha |

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension would be in compliance 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 Retention 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.

Comhairle Chontae Atha Cliath Theas

PR/0820/22

Record of Executive Business and Chief Executive's Order

SECOND SCHEDULE

Conditions and Reasons

1. (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 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-

Comhairle Chontae Atha Cliath Theas

PR/0820/22

Record of Executive Business and Chief Executive's Order

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.

2. Development to be in accordance with submitted plans and details.

The development shall be retained in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.

REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.

3. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €417.96 (four hundred and seventeen euros and ninety six 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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

Comhairle Chontae Atha Cliath Theas

PR/0820/22

Record of Executive Business and Chief Executive's Order

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

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

Comhairle Chontae Atha Cliath Theas

PR/0820/22

Record of Executive Business and Chief Executive's Order

**REG. REF. SD22B/0190
LOCATION: 14, Templeville Drive, Dublin 6w**

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 Retention 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: 28/6/22



Eoin Burke, Senior Planner