

# Comhairle Chontae Atha Cliath Theas

**PR/0851/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0212      **Application Date:** 13-May-2022  
**Submission Type:** New Application      **Registration Date:** 13-May-2022

**Correspondence Name and Address:** Alison Clarke, Module 1st Floor, 2 Chapel Hill,  
Lucan, Co. Dublin, K78 A6P7

**Proposed Development:** Retention of single storey lean-to extension to side  
(northwest) of the dwelling including utility and store  
room, door to front and rear of the extension, 2  
rooflights (north west elevation); Front entrance  
door/porch with 2 opaque glass panels to either side  
inclusive of all associated site works.

**Location:** 24, Ballyowen Avenue, Lucan, Co. Dublin

**Applicant Name:** Caitriona Conway

**Application Type:** Retention

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 0.024 hectares.

### Site Description:

This corner site contains a two storey, semi-detached house, located on Ballyowen Avenue in a row of similar dwellings. The surrounding area is residential in nature.

### Site visited:

3 June 2022

### **Proposal:**

**Retention** is sought for the following:

- Single storey lean-to side extension with 2 rooflights (12.5 sq.m)
- Front entrance door/porch (2 sq.m)

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – No report to date, informal email consultation 23 June

Irish Water – No report to date, informal email consultation 23 June

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### SEA Sensitivity Screening

No overlap with relevant environmental layers

### Submissions/Observations /Representations

Submission expiry date – 16 June 2022

No submissions or observations received.

### Relevant Planning History

None recorded for subject site.

### Nearby Sites

**SD16B/0210:** Permission for first floor bedroom extension to the rear. **The retention of the existing ground floor porch enclosure to the front**, a widening entrance to the public roadway, the existing single storey ground floor conservatory to the rear, a single storey detached store (for domestic use purposes) in the rear garden, the existing attic conversion (for use as a domestic store) and associated 'Velux' type roof windows to the side and rear roof slopes. **Permission granted.**

### Relevant Enforcement History

None recorded for subject site.

### Pre-Planning Consultation

None recorded for subject site.

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

#### *Section 2.4.1 Residential Extensions*

#### *Policy H18 Residential Extensions*

*It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.*

#### *Section 11.3.3 Additional Accommodation*

#### *(i) Extensions*

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

### Relevant Government Guidelines

***Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities**, Department of the Environment, Heritage and Local Government (2008).*

***Quality Housing for Sustainable Communities-Best Practice Guidelines**, Department of the Environment, Heritage and Local Government, (2007).*

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### 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 comprises retention of a front porch and side extension. No other changes are noted from drawings.

### Front Porch

The original dwelling had an open porch with a hipped roof. The applicant has enclosed this space with glazing and a new front door, providing an additional 2 sq.m internal floor area for the dwelling. The front porch does not affect the driveway length and the roof profile has been maintained. These works are considered acceptable.

### Side Extension

A side extension has been constructed along the western elevation, up to the site boundary. The extension has a mono-pitch roof with 2 no. rooflights. The extension includes a 3.3 sq.m store to the front, and a 9.2 sq.m utility room to the rear. The utility room is directly accessible from the main dwelling and provides rear access. There is a door on the front elevation serving the store room, which connects to the utility. The side extension is setback approximately 2.3m from the front building line of the dwelling. The extension is considered to be acceptable.

### **Services, Drainage and the Environment**

Water Services and Irish Water provided informal consultation by email (23 June). Their response recommends that the applicant would need to *'ensure they have a 3m clearance from their building to the pipe as per Irish Water regulations drawing STD-W-11.'*

It is noted that there is Irish Water infrastructure to the west of the site, outside the site boundary. The side extension has been constructed up to the site boundary and the applicant would need to show that sufficient distance has been maintained to the watermain. In this regard, the applicant should be requested to submit **additional information**, clearly identifying all Irish Water

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infrastructure in the area, stating the distances that have been maintained to these and demonstration compliance with Irish Water regulations. This is considered necessary as **additional information** as the works have already been undertaken, and it would not be appropriate to grant permission for these works unless it can be confirmed beforehand that all regulations have been complied with in advance.

### **Screening for Appropriate Assessment**

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### **Environmental Impact Assessment**

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, relevant national guidelines and regulations and the location of the works for which retention is sought, it is considered necessary to request the following item of additional information prior to determining a final decision:

- Drawing clearly stating distances to Irish Water watermain to the west of the site on Ballyowen Drive and demonstrating compliance with Irish Water 'Water Infrastructure Standard Details'

### **Recommendation**

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

1. From Irish Water maps it appears that there is a watermain in the public road on the other side of the site boundary. The applicant is requested to submit a detailed drawing clearly showing the distances between the side extension and any Irish Water infrastructure,

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demonstrating compliance with Irish Water 'Water Infrastructure Standard Details'. 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](mailto:servicemaps@sdblincoco.ie).

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**REG. REF. SD22B/0212**

**LOCATION: 24, Ballyowen Avenue, Lucan, Co. Dublin**

*jjohnston*  
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**Jim Johnston,**  
**Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** *6 July 2022*

*CH*  
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**Colm Harte,**  
**Senior Executive Planner**