

Comhairle Chontae Atha Cliath Theas

PR/0844/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0203 **Application Date:** 12-May-2022
Submission Type: New Application **Registration Date:** 12-May-2022

Correspondence Name and Address: Natalia Zarebska 1 Watermill Grove, Old Bawn, Tallaght, Dublin 24.

Proposed Development: Double storey extension comprising a playroom, utility room and office room to the ground floor, extended bedroom, walk-in wardrobe and bathroom to the first floor to an existing detached house; alterations to the existing house front elevation including new window to the first floor bedroom; all to be constructed behind existing boundary walls.

Location: 9, Carrigmore Glen, Saggart, Co. Dublin

Applicant Name: Karen and Wayne Ashbrook

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 14/06/2022

Site Area: as stated 0.0434 Hectares.

Site Description:

The subject property is a two-storey detached dwelling with a pitched roof. The application site is located in Carrigmore Glen, a primarily residential area with a relatively uniform building line.

Proposal:

The proposed development consists of the following:

- Double storey extension comprising a playroom, utility room and office room to the ground floor,
- Extended bedroom, walk-in wardrobe and bathroom to the first floor to an existing detached house,
- Alterations to the existing house front elevation including new window to the first-floor bedroom; all to be constructed behind existing boundary walls,
- Total area of works 51.4sqm

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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 report received at the time of writing.

Irish Water – No report received at the time of writing.

SEA Sensitivity Screening

SFRA B 2016 abuts the subject property.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

Subject Site:

None.

Adjacent Sites:

SD21B/0184 - 19, Carrigmore Glen, Saggart, Co. Dublin – **Permission Granted** for side/rear two storey extension and rear single storey extension to dwelling; attic roof space conversion with roof dormer to rear part of roof with associated internal alterations; forming pedestrian access gateway to side boundary wall with associated boundary treatment alterations and all associated site development works.

SD20B/0134 - 19, Carrigmore Glen, Saggart, Co. Dublin – **Permission Refused** for side/rear two storey extension and rear single storey extension to dwelling house; attic roof space conversion with roof dormer to rear part of roof with associated internal alterations; forming vehicular access driveway off Carrigmore Meadows to side/rear garden with associated boundary treatment alterations site development works.

SD17B/0188 - 5, Carrigmore Glen, Saggart, Co. Dublin – **Permission Granted** for single storey extension on the north side but also to the front and to the rear of the existing house to comprise a double bedroom at the front, a sluice room, a store, a twin bedroom and en suite at the rear, a corridor and associated internal alterations and the removal of a chimney from the north side of the house and associated site development works.

SD16B/0425 - 11, Carrigmore Glen, Saggart, Co. Dublin – **Retention Permission Granted** for Retention of single storey extension to rear. Permission for (1) single storey side and rear extensions, (2) window in north-east elevation and all ancillary works and services.

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Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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).

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

Side Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *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.*

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- *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.*

Overlooking and loss of privacy

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls and stairways.*

Relevant Government Guidelines

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

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

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Drainage,
- Screening for Appropriate Assessment,
- Environmental Impact Assessment.

Zoning and Council Policy

A development comprising of a two-storey side extension and changes to the front elevations would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity,' subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

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Residential & Visual Amenity

Residential

The proposed development is a part ground floor rear extension and part two-storey side extension to the western elevation of the subject property which shall continue the ridgeline of the existing roof. It should be noted that the site notice and advertisement only indicate a two-storey side extension and do not reference the ground floor rear extension, but it is not considered a substantial enough omission as to warrant a readvertisement of the proposed development. The rear amenity space will remain unchanged at 186.7sqm. It is intended that there is a window on the first floor of the western elevation which the applicant has indicated will be opaque on the submitted elevation drawings which is considered appropriate as it faces onto the rear garden of the adjoining property to the west and will not be a habitable room. The distance to the first-floor rear elevation of the adjoining property to the west is approximately 13m from the first floor of the proposed development which is considered acceptable. There will also be a window at first floor level at the rear (southern) elevation which should not lead to any substantial additional overlooking of the adjoining units to the north. There will be a new side entrance on the ground floor which is considered acceptable. The distance to the western boundary wall will be 1.11m which is compliant with the South Dublin County Council Extension Guide. The proposed development should not lead to any excessive overlooking and should not seriously injure the residential amenity of the area.

Visual

The proposed development will change the front elevation of the property and there will be a new window at ground floor level and first floor level which will match the established pattern of development of other dwellings in the estate. The materials used shall match that of the existing dwelling which is considered appropriate. The roof of the proposed development will follow the existing ridgeline which is in line with the South Dublin County Council Extension Guide. Overall, the proposed development should not seriously injure the visual amenity of the area.

Conclusion

The proposed development is considered acceptable subject to conditions.

Drainage

Surface Water and Flood Risk

No report received at time of writing.

Water and Foul

No report received at time of writing.

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Conclusion

It is assumed that the standard conditions will apply.

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 two-storey side 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 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Two Storey Side Extension	51.4sqm
Previous Rear Extension	32.2sqm
Assessable Area:	43.6sqm

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 51.4sqm

Land Type: Urban Consolidation.

Site Area: 0.0434 Hectares.

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.

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Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development 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. Drainage - Surface Water.
The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
 - (a) Fully detailed foul and surface water drainage plans for the proposed development as approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,
 - (b) 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.
 - (c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.
 - (d) The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies

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with the requirements of BRE Digest 365.

The revised plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

- (i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.
- (ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.
- (iii) a minimum of 10m from any sewage treatment percolation area.
- (iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

3. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of 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

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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.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,555.76 (four thousand five hundred and fifty five euros and seventy 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 Acts 2000-2011 (as amended).

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

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REG. REF. SD22B/0203

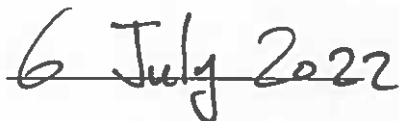
LOCATION: 9, Carrigmore Glen, Saggart, Co. Dublin



**Sarah Watson,
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:




**Coim Harte,
Senior Executive Planner**