

# Comhairle Chontae Atha Cliath Theas

**PR/0847/22**

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

**Reg. Reference:** SD22B/0207      **Application Date:** 12-May-2022  
**Submission Type:** New Application      **Registration Date:** 12-May-2022  
**Correspondence Name and Address:** Tara Ward 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24  
**Proposed Development:** Partial ground floor side extension; ground floor rear extension; first floor side extension with pitched roof over and first floor internal alterations.  
**Location:** 1, Woodstown Rise, Knocklyon, Dublin 16  
**Applicant Name:** Neil and Ciara Reid  
**Application Type:** Permission

(NM)

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

Site visit: 22/06/2022

Site Area: as stated 0.036 Hectares.

#### Site Description:

The subject dwelling is a two-storey semi-detached property with a hip roof. The proposed development is located in Woodstown Rise, a primarily residential area with a relatively uniform building line.

#### **Proposal:**

The proposed development consists of the following:

- Partial ground floor side extension,
- Ground floor rear extension,
- First floor side extension with pitched roof over and first floor internal alterations.
- Floor area of total proposed works 72sqm

#### **Zoning:**

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

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### **Consultations:**

Surface Water Drainage – No report received

Irish Water – No objection subject to conditions.

### **SEA Sensitivity Screening**

No overlaps indicated.

### **Submissions/Observations /Representations**

No submissions received.

### **Relevant Planning History**

#### *Subject Site:*

SD18B/0317 – **Permission Granted** for ground front porch & ground floor side extension with pitched roof over with 2 roof lights over.

#### *Adjacent Sites:*

SD21B/0386 - 28, Woodstown Rise, Dublin 16 – **Permission Granted** for build-up of existing hip in roof to side of roof into 'Dutch' hip at attic level with window in proposed gable wall; dormer roof window on rear slope of roof; 1 'Velux' roof light on front slope of roof all at attic level; attic conversion; first floor internal alterations; pitched roof over ground floor front bay window.

SD21B/0282 - 10, Woodstown Rise, Dublin 16 – **Permission Granted** for a single storey rear extension; first floor extension to side of house with associated alterations to the front including additional rooflights, elevations, internal alterations and associated site works.

SD20B/0220 - 16, Woodstown Rise, Woodstown Village, Knocklyon, Dublin 16 – **Permission Granted** for two storey extension to front, side and rear consisting of two additional bedrooms to first floor; kitchen extension to rear; roof canopy extended across front of house incorporating new bay window to study; attic conversion with 'Velux' windows for playroom storage and all associated site works.

SD18B/0102 - 22, Woodstown Way, Knocklyon, Dublin 16

### **Relevant Enforcement History**

None on record.

### **Pre-Planning Consultation**

None on record.

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### **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.***

#### 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*

#### Side Extensions

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

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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.*

### 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 partial ground floor and first floor side extension and rear extension would be consistent in principle with zoning objective 'RES' – 'To protect and/or

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improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

### ***Residential & Visual Amenity***

#### *Residential*

The proposed development refers to a partial ground floor and first floor side extension and ground floor rear extension. There will be approximately 80sqm of rear amenity space remaining in the event of a grant of permission which is deemed appropriate for a four bedroomed dwelling as per the South Dublin County Council Development Plan 2016-2022.

It is intended that there is a new 1<sup>st</sup> floor window at the proposed ensuite bathroom which should be obscured into perpetuity by way of **condition**. The distance to side boundary is 950mm which contravenes the guidance of the South Dublin County Council Extension Guide of a 1m wide minimum gap, but the negligible difference is considered acceptable in this instance. The new rear window on 1<sup>st</sup> floor should not lead to any additional substantial overlooking of the unit to the rear (east). The contiguous rear elevation plans submitted do not show the rear extension of the attached unit to the south. The proposed development of the rear extension calls for a part pitched roof which should not oversail the aforementioned abutting extension. Overall, the proposed development would not seriously injure the residential amenity of the area.

#### *Visual*

The applicant wishes to change the existing roof profile as part of the proposed development from a full hip pitch to what is stated on the application as a pitched roof. It should be noted that the plans provided indicate a roof profile that is slightly less than a half-hip pitch roof which is considered acceptable.

The materials proposed for the front (west) elevation façade will match that of the existing dwelling which is appropriate.

Overall, the proposed extension is considered visually acceptable.

### ***Drainage***

#### *Surface Water and Flood Risk*

No report received

#### *Water and Foul*

No objections subject to standard conditions.

### ***Conclusion***

Standard conditions should apply.

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### ***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 and rear 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	
And Rear Extensions	72sqm
Previous Side Extension and Porch	37sqm
Assessable Area:	69sqm

### **SEA Monitoring Information**

Building Use Type Proposed:	
Floor Area:	72sqm
Land Type: Urban Consolidation.	
Site Area:	0.036Hectares.

### **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. Amendments - Glazing.  
The 1st floor window on the northern elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.  
REASON: In the interest of residential amenity.
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.

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(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-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



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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. 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 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.

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5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €7,209.81 (seven thousand two hundred and nine euros and eighty one 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

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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/0207**

**LOCATION: 1, Woodstown Rise, Knocklyon, Dublin 16**

  
\_\_\_\_\_  
**Jim Johnston,**  
**Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:**

6 July 2022

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