

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0208 **Application Date:** 12-May-2022
Submission Type: New Application **Registration Date:** 12-May-2022
Correspondence Name and Address: Ciarán Ferrie Architects Fumbally Exchange, Argus House, Blackpits, Dublin 8
Proposed Development: Single storey extension to rear and first floor extension to side of existing house including associated landscape works and retention of widening of existing driveway.
Location: 21, Saint Enda's Park, Rathfarnham, Dublin 14
Applicant Name: David and Jillian Heery
Application Type: Permission and Retention

(CS)

Description of Site and Surroundings:

Site Area:

0.0386 Hectares as stated per application.

Site Description:

The site contains a two-storey end of terrace dwelling as part of a row of 4 no. terrace dwellings. The existing dwelling has a hipped roof and attached side garage with flat roof. The existing dwelling has a redbrick and render finish to front elevation and has a relatively large rear garden. The area is characterised by similar type dwellings in terms of scale and design with a mainly uniform building line.

Proposal:

The proposed development comprises of the following:

- **Permission** for single storey extension to rear and first floor extension to side of existing house.
- **Retention** of widening of existing driveway from 2.7m to 3.9m.
- Proposed works measures c.37sq.m.

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

Consultations:

Roads Department – **Additional Information** or **conditions** to be attached if granted.

Irish Water – No objections subject to **conditions**.

Surface Water Drainage – No report received to date.

Parks Department – Grant with **conditions**.

SEA Sensitivity Screening

Indicates overlap with SFRA B 2016.

Submissions/Observations /Representations

None.

Relevant Planning History

SD22B/0160: Retention of widening of existing driveway and construction of new single storey extension to rear and first floor extension to side including all associated landscape works.

Decision: **Invalid**

Adjacent sites

SD09B/0272: 22, St. Enda's Park, Rathfarnham, Dublin 14.

Construction of a first floor extension over existing garage to the side of the house consisting of a new bedroom & family bathroom with a new hipped roof over & the conversion of the existing garage on the ground floor to a children's playroom. Also included is the widening of the existing garden gates with new garden paving & ancillary works. Significant Further Information: In addition to the new build retention permission is sought for a single storey extension with lean-to roof to the side and rear of the existing house consisting of a utility, toilet and a kitchen/dining room and ancillary works.

Decision: **GRANT PERMISSION.**

SD06B/0645: 19, Saint Endas Park, Dublin 14.

A new driveway and the widening of gate posts to provide off street parking

Decision: **GRANT PERMISSION.**

S01B/0114: 23 St Enda's Park, Rathfarnham, Dublin 14.

Front porch and canopy over garage door.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for the subject site

Pre-Planning Consultation

No pre-planning consultation was held concerning this application

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

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.

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).

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

Section 11.2.7 Building Height

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 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

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).

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Access & Parking
- Parks & Landscaping
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environment Impact Assessment (EIAR)

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' The proposed development is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Residential & Visual Amenity

Permission for single storey rear extension

The extension will be built to the boundary with the immediate neighbour to the north and will project outwards from the main rear building line by c.5.44m and will span a width of c.3.98m. It will have a parapet height of c.3.8m. Considering the existing extension to the rear of No. 19 St Endas Park (to the north of the site, no objections are raised in this regard. A reasonable level of private open space will remain post completion and the proposal will not have a significant adverse impact on residential and visual amenity. The extension would visually accord with the character of the area.

Permission for first floor side extension

The extension will comprise the extending of the existing hipped roof over the existing garage to match the same angle of the existing hipped roof profile. The extension will be built to the boundary with the immediate neighbour to the south. The extension will have a new window at ground floor and first floor level. At c.8.02m the extension will span the full length of the existing dwelling and at c.2.81m the extension will span the full width of existing dwelling. The proposal will not have a significant adverse impact on residential and visual amenity and the extension would visually accord with the character of the area.

Retention of widening of existing driveway

The application proposes to seek retention for the widening of the vehicular entrance from 2.7m to 3.9m. This would result in the loss of an on-street car parking space and therefore retention should be **refused**. In the event of a grant the vehicular entrance should be limited by **condition** to a maximum width of 3.5 metres.

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

Access & Parking

A report was received from the Roads Department recommending additional information be requested or **conditions** be attached in the event of a grant. An extract taken from the Roads report states the following:

Description:

Single storey extension to rear and first floor extension to side of existing house including associated landscape works and retention of widening of existing driveway.

Roads recommend that additional information be requested from the applicant:

1. The applicant is requested to submit a revised layout of not less than 1:200 scale showing the vehicular access points limited to a width of 3.5 meters.

Should the permission be granted, the following conditions are suggested:

1. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

2. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

Notwithstanding the report from the Roads Department, it is considered the above may be dealt with by way of **condition** in the event of grant. Also, condition 2 is not considered applicable as it is not enforceable.

Parks & Landscaping

A report was received from the Parks Department recommending SUDS **conditions** to be attached in the event of a grant. An extract taken from the Parks report states the following:

SUDS

There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022.

Conditions

1. Sustainable Drainage System (SuDS)

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

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Services & Drainage

A report was received from Irish Water recommending no objection subject to **conditions**. **However**, no report was received from Surface Water Drainage. Notwithstanding the absence of a report from Surface Water Drainage it is considered appropriate to attach standard drainage **conditions** in the event of a grant. An extract taken from the Irish Water report states the following:

1 Water

1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate water facilities.

2 Foul

2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

Reason: In the interest of public health and to ensure adequate waste water facilities.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

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.

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

Screening for Environmental Impact Assessment (EIAR)

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.

Other Considerations

Development Contributions

- Proposed extension measures 37sq.m.
- No previous extension.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extension	37
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0386

Conclusion

The development of the extension as proposed is in keeping with the policies and objectives as set put in the South Dublin County Council Development plan 2016-2022 and would not injure the amenity of the wider area. Thus, permission for the extension should be granted subject to conditions.

However, retention for the widening of the vehicular entrance from 2.7m to 3.9m should be **refused** and in the event of a grant the vehicular entrance should be limited by **condition** to a maximum width of 3.5 metres.

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 & Grant 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 -

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

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 to be in accordance with submitted plans and details.
The development shall be retained and completed fully 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.
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). All development shall be carried out in compliance with Irish Water Standards codes and practices.
(ii) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
(iii) 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.
(iv) 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

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

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 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. SUDS.

Prior to the commencement of development, the applicant shall submit a drawing in plan and cross-sectional views (for the written agreement of the Planning Authority) clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDs devices include green roofs, water butts, tree pits, rain gardens, filter strips

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under Section 8.4.0 Sustainable Urban Drainage Systems of the CDP 2016-22 in particular G5 Objective 1 and G5 Objective 2.

4. Vehicular entrance.

(a). Within 6 months of the date of final grant of permission the applicant shall submit a revised layout of not less than 1:200 scale (for the written agreement of the Planning Authority) showing the vehicular access limited to a width of 3.5 meters and this narrowed width of vehicular entrance shall be fully implemented on site.

(b). Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

REASON: in the interest of visual amenity and to retain on street car parking outside the site.

5. A. The applicant shall sign a connection agreement with Irish Water prior to the commencement

of the development and adhere to the standards and conditions set out in that agreement

B. All development shall be carried out in compliance with Irish Water Standards codes and practices.

C. Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.

D. Separation distances between the existing Irish Water assets and proposed structures, other

services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

REASON: To ensure adequate provision of water and wastewater facilities.

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 is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

arising are remedied immediately.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

Comhairle Chontae Atha Cliath Theas

PR/0857/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0208

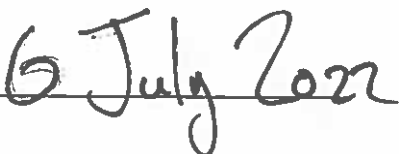
LOCATION: 21, Saint Enda's Park, Rathfarnham, Dublin 14



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant 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:





Colm Harle,
Executive Senior Planner