

# Comhairle Chontae Atha Cliath Theas

**PR/0860/22**

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

**Reg. Reference:** SD22B/0215      **Application Date:** 16-May-2022  
**Submission Type:** New Application      **Registration Date:** 16-May-2022  
**Correspondence Name and Address:** Horrigan Design Partnership Architects 16, Hillview Heights, Clane, Co. Kildare  
**Proposed Development:** Single storey extension to side and rear.  
**Location:** 45, Daletree Avenue, Ballycullen, Dublin 24  
**Applicant Name:** Aisling and Ronan Byrne  
**Application Type:** Permission

(CS)

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

#### Site Area:

0.199 Hectares as stated per application.

#### Site Description:

The site contains a two-storey semi-detached dwelling with hipped roof and with single storey element to the rear. The area is characterised by similar type dwellings in terms of scale and design with a uniform building line.

#### **Proposal:**

- Single storey extension to side and rear.
- Demolition c.5.8sq.m.
- Proposed works measure c.35sq.m.

#### **Zoning:**

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

#### **Consultations:**

Irish Water – No report received to date.

Surface Water Drainage – No report received to date.

#### ***SEA Sensitivity Screening***

Indicates no overlap with relevant environmental layers.

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

None.

### **Relevant Planning History**

None recorded for subject site.

#### *Adjacent sites*

**SD20B/0162:** 3, Oakdale Close, Ballycullen, Dublin 24.

Alterations to previously granted planning application SD19B/0459 comprising of: extending existing gable wall and existing roof to form a 'Dutch' hip style roof and extend dormer window across existing rear roof, provide new window in side roof and all associated site works.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History**

None recorded for the subject site

### **Pre-Planning Consultation**

No pre-planning consultation was held concerning this application

### **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*

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*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).

### **Assessment**

The main issues for the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- 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***

#### ***Demolition***

The existing single storey element to the rear (5.8sq.m.) will be demolished to provide space for the proposed larger rear extension. This is considered acceptable.

#### ***Rear Extension***

The single storey rear extension will span the full width of the existing dwelling and will be built to the boundaries of both immediate neighbours. The extension will project outwards from the main rear building line by c.4.0m and will have a flat parapet roof with a parapet height of c.3.1m. A reasonable level of private open space will remain post completion. The extension

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would not have a significant adverse impact on residential and visual amenity and would visually accord with the character of the area.

### *Side Extension*

The single storey side extension will be setback from the main front building line of the existing dwelling by c.1.345m and will be built to the boundary with the immediate neighbour to the east (No. 43 Daletree Avenue). The side extension will have a door at front elevation leading to a bike store (4.9sq.m.) The side extension will project a depth of c.7m and will span a width of c.1.33m. It will have a flat parapet roof with a parapet height of c.3.1m. The extension would not have a significant adverse impact on residential and visual amenity and would visually accord with the character of the area.

### *Services & Drainage*

No reports were received to date from Irish Water or Surface Water Drainage. Notwithstanding this it is considered appropriate to attach standard drainage **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.

### *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 works 35sq.m less 4.9sq.m. for bike store = 30.1sq.m.
- No previous extension.
- Assessable area is nil.

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<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – Extension	35
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.199

### **Conclusion**

The development 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 should be granted subject to conditions.

### **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. (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.

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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-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

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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.

**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 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.


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**REG. REF. SD22B/0215**

**LOCATION: 45, Daletree Avenue, Ballycullen, Dublin 24**

  
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**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:** 11/7/22

  
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**Eoin Burke, Senior Planner**