

Comhairle Chontae Atha Cliath Theas

PR/0864/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0216 **Application Date:** 16-May-2022
Submission Type: New Application **Registration Date:** 16-May-2022
Correspondence Name and Address: Gogarty Architects 52, Tyrconnell Road, Inchicore, Dublin 8
Proposed Development: Single storey extension to the rear including ancillary alterations and associated site works.
Location: 32, Rockfield Avenue, Dublin 12
Applicant Name: Aodh O Connor and Anne Marie Kealy
Application Type: Permission

Description of Site and Surroundings:

Site Area

Stated as 0.39 Hectares.

It is noted that the Applicant has stated that Site Area as 0.39 Ha on the Application Form. However, this should read 0.039 Ha. This discrepancy is not significant enough to prevent a complete assessment of the proposed development.

Site Description

The application site is located within the established Rockfield Avenue residential area and contains a two storey dwelling. The surrounding streetscape is generally characterised by two storey dwellings of similar appearance and form.

The existing two storey dwelling contains a porch, hall, office, reception room, family room, utility room, toilet and kitchen/dining room at ground floor level and 4 No. bedrooms and 2 No. bathrooms at first floor level. The roof profile of the dwelling is hipped with an approximate eaves height of 5.4m and an approximate maximum ridge level of 8.09m.

Proposal:

Permission is being sought for the following:

- Removal of the existing kitchen bay to the rear of the dwelling (approximately 1.8 sq m)
- A single storey extension projecting between approximately 3.17m and 4.04m (owing to the stepped arrangement of the rear elevation) out from the rear elevation of the existing dwelling and spanning a width of approximately 8.11m. The single storey extension will have a flat roof profile with a height of 3.51m and 2 No. rooflights.

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- Internal reconfiguration of the ground floor layout to provide an enlarged kitchen/living/dining room, a porch, hall, office, reception room, family room, utility room, toilet and cloakroom. No changes are proposed to the layout at first floor level.
- Other than the addition of a large window and glazed door to the rear elevation, no other elevational changes are proposed.
- All ancillary site works above and below ground.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2016-2022.

Consultations:

Drainage and Water Services Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection.

Parks Department - No objection, subject to conditions.

SEA Sensitivity Screening

No overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

Submission expiry date – 20th June 2022.

No submissions or objections received.

Relevant Planning History

Subject Site

SD06B/0444 – No. 32 Rockfield Avenue, Perrystown, Dublin 12

Demolition of single storey garage and coal shed to the side of existing house; at ground floor new play/living room with utility room and toilet to the rear; at first floor level to include bedroom with en-suite bathroom; new stairs to access attic storage with 3 rooflights facing west and one rooflight facing north. **SDCC Decision:** Grant Permission, subject to conditions.

Adjacent Properties

SD19A/0403 – Muckross Avenue, Perrystown, Dublin 12 (to the north of the subject site)

Demolition of the existing structures (total 98sq.m) and the construction of a single storey dwelling (270sq.m) with associated garage (20sq.m); connection to mains water and public

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sewer; widening of the existing vehicular entrance; new gate and all associated site works.
SDCC Decision: Refuse Permission

SD06B/0137 – No. 34 Rockfield Avenue, Perrystown, Dublin 12

Demolition of single storey garage and coal-shed, and development of new two storey side extension. The development will include: at ground floor level a garage to include utility area and toilet. to the rear; new bay window to existing lounge at front of house; first floor to include bedroom with ensuite bathroom over garage; new stairs to access attic storage with 3 no. rooflights facing north and 1. no. roof light facing west. **SDCC Decision:** Grant Permission, subject to conditions.

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.

Policy H18 Objective 1:

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 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 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

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Elements of Good Extension Design:

- *'Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible'.*

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.*
- *Do not create a higher ridge level than the roof of the main house.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

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Assessment

The main issues for assessment relate to:

- Zoning and Council Policy.
- Visual and Residential Amenity.
- Vehicular Access and Parking.
- Drainage and Water Services.
- Environmental Impact Assessment.
- Appropriate Assessment Screening.

Zoning and Council Policy

The extension to an existing dwelling comprised of a single storey rear extension and alterations to the elevations of an existing dwelling is consistent with the principle of the 'RES' zoning objective and would generally be in compliance with South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Guide (2010).

Visual and Residential Amenity

The proposal includes a single storey extension projecting between approximately 3.17m and 4.04m (owing to the stepped arrangement of the rear elevation) out from the rear elevation of the existing dwelling and spanning a width of approximately 8.11m. The single storey extension will have a flat roof profile with a height of 3.51m and 2 No. rooflights.

In relation to the potential for extensions to be overbearing, the South Dublin House Extension Design Guide (2010) states that:

'Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved'

It is noted that the extension is located 0.66m from the party boundary with No. 34 Rockfield Avenue to the east and 0.73m from the party boundary with No. 30 Rockfield Avenue to the west. Having regard to the content of the House Extension Design Guide (2010) and the proposed 3.51m height of the rear extension, it is considered to be contrary to the Council's policies and objectives. However, in this particular instance the proposed height and scale is considered acceptable having regard to north facing orientation of the rear amenity space and the receiving context of the subject site, which includes single storey rear extensions to No. 30 Rockfield Avenue to the west and No. 34 Rockfield Avenue to the east. In particular, it is noted that the proposal does not project beyond the rear extension of No. 34 Rockfield Avenue and projects less than 1m beyond the rear extension of No. 30 Rockfield Avenue. It is therefore considered that the proposed single storey rear extension will not adversely impact on the residential and visual amenity of adjacent properties.

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Miscellaneous

The proposed development includes the internal reconfiguration of the layout at ground of the existing house. The Planning Authority is satisfied that the internal reconfigurations of the living areas and bedrooms would meet the minimum requirements outlined in Section 11.3.1(iv) of the South Dublin County Development Plan 2016-2022 and the Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).

Vehicular Access and Parking

It is noted from the plans and particulars provided by the Applicant that there will be no alteration to the existing vehicular access or parking arrangements.

The Report of the Roads Department indicated no objection to the proposed development.

Drainage and Water Services

The Irish Water Network map appears to indicate that the subject site is serviced by a public mains and sewer. Should permission be granted for the proposed development, it is considered appropriate that standard drainage conditions should be attached.

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.

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 consists of a domestic extension and minor alterations to the elevation of the existing dwelling. 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.

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Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential (Domestic Extension)	26.7 sq m
Previous Extension	38.2 sq m
Assessable Area	24.9 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential (Domestic Extension)	26.7 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.039 Ha

Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022 and the recommendations and the South Dublin House Extension Design Guide 2010 it is considered that, subject to conditions, the proposed development is consistent with the proper planning and sustainable development of the area.

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.

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SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety 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.
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

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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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,601.80 (two thousand six hundred and one euros and eighty 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

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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/0216

LOCATION: 32, Rockfield Avenue, Dublin 12

S. Watson

**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:

11 July 2022



**Colm Harte,
Senior Executive Planner**