

Comhairle Chontae Atha Cliath Theas

PR/0853/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0217 **Application Date:** 17-May-2022
Submission Type: New Application **Registration Date:** 17-May-2022
Correspondence Name and Address: Philip Kavanagh 13, Clay Farm Avenue,
Leopardstown, Dublin 18
Proposed Development: Single storey ground floor extension to the front of
dwelling with minor internal alterations and
associated site works.
Location: 33, Rossmore Crescent, Dublin 6w
Applicant Name: Marie & George Dalton
Application Type: Permission

Description of Site and Surroundings

Site Description

The site is located along Rossmore Crescent within the established Rossmore residential estate and contains a two storey, semi-detached house with a pitched roof profile. The streetscape is characterised by semi-detached houses of similar form and appearance along a uniform building line.

Site Area

Stated as 0.0229 Ha.

Proposal

Permission is sought for a single storey extension to the front of the existing which projects approximately 0.75m out from the front elevation of the dwelling, has an approximate width of 2.85m. The roof of the proposed front extension has a sloped roof profile with an eaves height of approximately 2.4m and spans a width of 6.12m providing an overhang above the existing front door of the dwelling.

Zoning

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

Consultations Received:

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.

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Parks Department:

No objection.

Strategic Environmental Assessment Sensitivity

No overlap with relevant layers

Submissions/Observations/Representations

None.

Relevant Planning History

Subject Site

No recent planning history recorded for the subject site.

Adjacent Sites

SD18B/0118 – No. 34 Rossmore Crescent, Templeogue, Dublin 6W

Attic conversion with dormer window to rear and alterations to hipped roof profile & gable elevation at soffit level. **SDCC Decision:** Grant Permission, subject to conditions.

Enforcement

None revealed in preliminary search.

Pre-Planning Consultation

None recorded or stated on Application Form.

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

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

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 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

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South Dublin County Council House Extension Design Guide, 2010

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)

Assessment

The main issues for assessment are

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

Zoning and Council Policy

Residential development is in principle consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. Extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Development Plan (2016-2022) and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential amenity

In relation to extensions to the front of dwellings, the South Dublin House Extension Design Guide (2010) states that:

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'Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street'.

The proposed front extension projects approximately 0.75m forward of the front elevation of the dwelling and spans a width of approximately 2.85m. The roof of the proposed front extension has a sloped roof profile with an eaves height of approximately 2.4m and spans a width of 6.12m providing an overhang above the existing front door of the dwelling. It is considered that owing to the proposed eaves height of approximately 2.4m and the orientation of the dwellings along Rossmore Crescent, the impact to the visual and residential amenity of adjacent properties would be minimal.

Access, Transport and Parking

The Roads Department has stated no objection to the proposed development. It is noted that a driveway length of approximately 7.3m is remains.

Services and Drainage

The Irish Water Network map appears to indicate that the subject site is serviced by a public mains and sewer. Having regard to the nature and scale of the proposed development (a front porch), it is considered that there is unlikely to be any impact on the existing water and wastewater infrastructure.

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 comprises conversion of an attic space within an existing dwelling to non-habitable storage space. 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,

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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.

Other Considerations

Development Contributions

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq m)
Residential Extension (Front Porch)	3 sq m
Previous Extensions	0 sq m
Assessable Area	0 sq m

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq m)
Residential Extension (Front Porch)	3 sq m
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.0229 Ha

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. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

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 -

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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 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

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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.

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

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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/0217

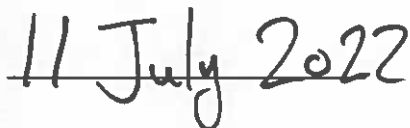
LOCATION: 33, Rossmore Crescent, Dublin 6w



**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:




**Colm Harte,
Senior Executive Planner**