

Comhairle Chontae Atha Cliath Theas

PR/0886/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0226 **Application Date:** 19-May-2022
Submission Type: New Application **Registration Date:** 19-May-2022

Correspondence Name and Address: Tara Ward 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24

Proposed Development: Ground floor rear extension with flat roof over and 1 roof light window in gable wall at ground floor. Ground floor front porch and canopy over baywindow. Brick finish to front baywindow. 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 all at attic level. Attic conversion with w.c.

Location: 18, Woodstown Meadows, Dublin 16

Applicant Name: John Nott

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.024Hectares.

Site Description:

The subject site contains a two-storey semi-detached dwelling located on the intersection at the western side of Woodstown Meadow and eastern side of Woodstown Dale. The roof profile of the dwelling is hipped and in uniformity with the main surrounding area. The external finishes on the front elevation of the existing dwelling comprise brick and rendered finishing, with a porch over the front door. The dwelling comprises a front and rear garden. The immediate residential area is characterised by dwellings of a similar scale and design. Roof profile changes are noted in the surrounding areas.

Proposal:

- Ground floor rear extension with flat roof over and 1 roof light window in gable wall at ground floor.
- Ground floor front porch and canopy over baywindow. Brick finish to front baywindow.
- Build-up of existing hip in roof to side of roof into dutch hip at attic level with window in proposed gable wall,

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- dormer roof window on rear slope of roof all at attic level. Attic conversion with w.c.

Zoning:

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

Consultations:

Surface Water Drainage – No report received subject to standard conditions.
Irish Water – No report received subject to standard conditions.
Roads Department – No objections.
Public Realm – No objection subject to conditions

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

None recorded for subject site.

Adjacent sites:

SD21B/0386 – 28 Woodstown Rise, Dublin 16. **Granted Permission** 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.

SD20B/0410 - 7, Woodstown Way, Dublin 16. **Granted Permission** for First floor extension above existing ground floor extension at gable end of house; ground floor box bay window with new tiled canopy to front of house; loft conversion including removal of hipped end of roof and the construction of a jerkinhead hipped roof; construction of flat roof dormer to rear roof profile.

SD18B/0102 - 22, Woodstown Way, Knocklyon, Dublin 16. **Granted Permission** for Build-up of existing hip in roof to side of roof into 'Dutch' hip with window in gable wall at attic level; attic conversion with dormer roof with window in rear slope of roof and 1 'Velux' roof light in front slope of roof.

SD16B/0177 - 15, Woodstown Rise, Dublin 16. **Granted Permission** for Conversion of attic to usable storage space, placement of 1 new 'Velux' in roof to front and 1 dormer window in roof to rear and window change in ground floor gable wall to a sliding door, removal of hip section of

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main roof and building up gable block wall to form a half hip and construction of a new single storey rear extension.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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 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.*

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Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

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 relate to:

- Zoning and Council policy,
- Residential and Visual Amenity,
- Services & Drainage.
- Access and Parking.
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The development comprising front and rear extensions, attic conversion and dormer extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

Front Extension

The proposal has a 0.7m projection with a pitched roof canopy, matching the existing dwelling in style and broadly consistent with the surrounding. Sufficient space remains to park a car onsite. In addition, the proposal is consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Rear Extension

The proposed single-storey flat-roofed rear extension projects 5m from the rear building line to the north. The proposal includes a rear office and rear extension projects 7.7m to the rear south.

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The northern side of the extension would be located on the shared boundary wall with the neighbouring property to the north of the site (a **note** shall apply regarding oversailing), whilst the elongated southern extension is recessed back 1.4m from the south boundary wall. It is considered the proposal would not be significantly injurious to the amenities of the adjacent properties. No undue issues of overshadowing are envisaged with a height of 3m. One extra window is noted in the south-facing side elevation of the proposed rear extension; however, regarding the existing boundary with screening, the privacy of the neighbouring property is not deemed to be compromised. Sufficient rear amenity space remains. It is considered to provide sufficient residential amenities for future occupants and, therefore, consistent with the existing Development Plan provisions.

Rear Dormer Window & Attic Conversion

The rear dormer window is below the roof ridgeline of the existing dwelling, built three tile courses above the eaves of the dwelling, contemporary in style to match the rear extension and complies the South Dublin County Council House Extension Design Guide (2010).

The floor to ceiling height of the attic conversion would be approx. 2.15m. In order for it to be considered habitable it should comply with the Building Regulations in terms of floor to ceiling height. A **note** to this effect should be added in the event of a grant of permission.

Roof Alterations

It is noted that the subject property is on a mid-road intersection within a scheme of predominant fully hipped roofs. However, side dormer structures are evident in the immediate area that already breaks the uniform hipped profiles on this streetscape. Notably, the side dormer granted under SD13B/0205; No.20 Woodstown Meadow to the immediate south of the subject site would balance the proposed half-hipped roof profile. The subject roof is partially screened with mature street trees in the open green area east of the site. Regarding the proposed modification of the existing roof structure to dutch half-hipped, it is considered that the proposed roof would be mildly visually prominent in this location. The development pattern in the area also sees reasonable modifications to roof structures. The gable attic window shall be **conditioned** to be obscured to prevent any overlooking to the neighbouring property to the south. The development complies with the design guidelines for extensions as set out in the *'House Extension Design Guide'* in the current South Dublin County Council Development Plan 2016-2022. therefore, a grant of permission is recommended.

Services & Drainage

Regarding surface water drainage and flood risk, no Water Services Report was received however, the proposal is not a corner site and standard **conditions** including Sustainable Drainage Systems (SuDS) for the proposed development should be included. Public Realm have reviewed the proposed development and have no objection subject to a condition to include SuDS.

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No Irish Water report was received however the attic conversion includes a wc and the attachment of standard **conditions** related to Irish Water codes and practice is considered appropriate.

Access and Parking

No changes to the access are proposed. The front porch would be setback approx. 10.0m (at the closest point) to the front boundary, leaving sufficient room to park a car onsite. The Roads Department have reviewed the proposed development and have no objections.

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 front and rear extensions, attic conversion and dormer 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

Proposed Rear Extension	33 sq.m
Attic Conversion (non-habitable)	29.16 sq.m
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:	Residential
Floor Area:	62.16 sq.m
Land Type:	Urban Consolidation.
Site Area:	0.024 Hectares.

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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 - 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. The following amendment to the design shall be carried out:
The attic window on the gable 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.

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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 & Services

(i) Prior to the commencement of development the applicant/developer shall submit for the written agreement of the Planning Authority a drawing in plan and cross-sectional views 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 and permeable paving amongst others. The applicant/developer is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

(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 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.

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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 arising are remedied immediately.

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

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owner is required.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.


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REG. REF. SD22B/0226

LOCATION: 18, Woodstown Meadows, Dublin 16



Caitlin O'Shea
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: _____

Eoin Burke, Senior Planner


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REG. REF. SD22B/0226

LOCATION: 18, Woodstown Meadows, Dublin 16



Caitlin O'Shea
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: 13/7/22



Eoin Burke, Senior Planner