

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0070 **Application Date:** 16-Feb-2022
Submission Type: Additional **Registration Date:** 22-Jun-2022
Information

Correspondence Name and Address: Amy McDonald 31, Arthur Griffith Park, Lucan, Co. Dublin.

Proposed Development: Front bay extension comprising porch and disability bedroom and bathroom. Two storey extension to rear for bedroom and kitchen.

Location: 31, Arthur Griffith Park, Lucan, Dublin

Applicant Name: Amy McDonald

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0163 hectares.

Site Description:

The application site contains a two storey, mid-terraced house, located on Arthur Griffith Park in a row of similar dwellings. The surrounding area is residential in nature

Site visited:

16 March 2022

Proposal:

Permission is sought for the following:

- Single storey, hipped roof front extension (7. 5sq.m)
- Two-storey, pitched roof rear extension (46. 26sq.m)

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Surface Water Drainage – **Additional information** recommended

Irish Water – **Additional information** recommended

SEA Sensitivity Screening

No overlap with relevant environmental layers

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations

Submission expiry date – 22/03/2022

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

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.

Section 11.3.3 Additional Accommodation

(i) Extensions

*The design of residential extensions should accord with the **South Dublin County Council House Extension Design Guide (2010)** or any superseding standards*

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 assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'. A residential extension is 'Permitted in Principle' under this zoning objective.

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

Residential and Visual Amenity

The proposal includes construction of a single storey front extension and two-storey rear extension.

Front Extension

A single-storey front extension with a hipped roof would protrude c.1.5m from the front building line of the main dwelling. The extension would span the full width of the house and would facilitate an extended hallway and the extension and conversion of the front living room to a downstairs bedroom with en-suite bathroom for disabled access. A front driveway length of 5.3m would be retained.

The House Extension Design Guide states front extensions should not protrude more than 1.5m from the front building line and should reflect the style of the main house in terms of fenestration, materials and roof shape and slope. In this regard the extension is considered acceptable. The Guide also states a driveway length of 6m should be retained. It is noted that other dwellings in the terrace have constructed front extensions of a similar depth, with a precedent for shorter driveway lengths established. On this basis, the extension is considered acceptable.

Rear Extension

The rear extension would replace an existing smaller rear extension, projecting by approximately an additional 2.5m along the west site boundary. A gap of 1.5m would be retained to the east site boundary and would be covered at first floor level by a glass roof. The extension would provide additional living areas at ground floor level and a master bedroom at first floor level. The extension would have a pitched roof approximately 7.5m in height, meeting the ridge height of the existing dwelling.

The location of the two-storey rear extension is not accurately shown on elevations and floor plans. Elevations show the extension being constructed up to the eastern site boundary however, plans show it constructed up to the western site boundary. The applicant should be requested to submit clear and consistent plans as **additional information**.

In relation to two-storey extensions, the House Extension Design Guide recommends that for every 3m of height, 1m separation distance is provided to the site boundary, to reduce the overbearing impact of taller extensions on neighbouring dwellings. This is particularly important in the case of terraced houses to avoid creating a tunnel effect if all houses were to undertake similar works. Furthermore, the Guide states significant loss of daylight to the window of the closest habitable room in a neighbouring property should be prevented. Given the orientation of the dwelling, there would be significant concern regarding overbearing and loss of daylight to the dwelling to the west. On this basis, construction to the site boundary would not be considered acceptable and should be amended by **additional information**. Having regard to the width of the

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

site and the fact that the house is mid terraced it is considered that an extension at first floor level would not be acceptable and a revision should be made to ensure only ground floor extension.

It is a requirement of the development plan that a minimum separation distance of 22m is achieved between directly opposing above ground floor windows to ensure privacy. The House Extension Design Guide states that obscure glazing should not be used for windows serving habitable rooms. At first floor windows are shown serving the master bedroom on the rear and side elevation. Elevations state that windows on the side elevation would be obscure glazing. This is not considered acceptable. The distance between the existing dwelling and neighbours to the rear is currently 20m. in this regard, the separation distance between windows on the first-floor rear elevation and neighbouring dwellings to the rear would not be sufficient and would not be acceptable. in this regard it is considered that a first-floor extension at this location, as currently designed, could not comply with the Development Plan or House Extension Design Guide and should be refused. The applicant should be requested to submit revised plans removing the first-floor element of the design. This should be done by **additional information**.

The House Extension Design Guide states applicants should '*make sure enough rear garden is retained*'. Drawings state a garden of 23. 68sq.m would be retained. This is below the 25sq.m minimum allowed under exempt development rights and significantly below the Development Plan standard of 60sq.m for a 3-bedroom house. In this regard the rear extension is considered unacceptable and should be reduced. The applicant should consider whether an extension spanning the width of the house is more appropriate. A revised design should be requested as **additional information**.

Services, Drainage and the Environment

Water Services has reviewed the application and has recommended the following **additional information**:

- 1.1 The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.*
- 1.2 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.*

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

Irish Water has reviewed the application and has recommended the following **additional information**:

2.1 The applicant is required to clarify the location of existing foul drainage manholes on the site. In this regard, the applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. The location of existing manholes on a shared drain must not be altered or adversely effected. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

It is considered appropriate to request the above by way of **additional information** to ensure adequate provision of SuDS measures and clarity on the arrangement of foul water services for the development.

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 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.

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.

Conclusion

It is considered that the current scheme does not comply with the policies and objectives of the Development Plan 2016 – 2022 or the House Extension Design Guide. To address concerns regarding the overbearing impact of the design, **additional information** should be sought in relation to the following:

- Accurate elevations correctly showing the location of the rear extension
- Amended plans removing the first-floor rear extension

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

- Revised proposals for the rear extension ensuring sufficient rear garden is retained, no less than 25sq.m
- Existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer
- Proposals for SuDS measures
- Existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer

Recommendation

Request Further Information.

Further Information

Further Information was requested on 12/04/22

Further Information was received on 22/06/22

Consultations

Water Services – Clarification of Additional Information recommended (consultation via email 11/07/22)

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

1. The plans and elevations that have been submitted are not consistent in showing the location of the rear extension. The applicant is requested to submit revised plans, clearly showing the location of the rear extension and also taking into account any alterations that may be required as a result of this further information request.
2. The current design does not comply with the South Dublin County Development Plan 2016 - 2022 or the House Extension Design Guide in relation to privacy, separation distances, overbearing impact and loss of daylight. Having regard to the width of the site and the fact that the house is mid-terraced it is considered that an extension at first floor level would not be acceptable and a revision should be made to provide a ground floor extension. The applicant is requested to submit revised drawings accordingly.
3. Drawings show a rear garden of 23.68sq.m would be retained as a result of the works. This is less than the minimum rear garden space allowable under exempted development rights and significantly below the Development Plan standards. The applicant is requested to revise the rear extension to ensure no less than 25sq.m rear garden is retained. The applicant is advised that a ground floor rear extension spanning the width of

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

- the dwelling would be preferable to the deep design currently proposed in order to limit the impact on neighbouring dwellings.
4. The applicant has not submitted surface water drainage plans for the proposed development. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie.
 5. The applicant is requested to submit revised plans including Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.
 6. The applicant is requested to clarify the location of existing foul drainage manholes on the site. In this regard, the applicant is requested to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. The location of existing manholes on a shared drain must not be altered or adversely effected. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

Assessment

The applicant has submitted drawings as requested and a cover letter date stamped 22 June 2022.

Item 1 – Revised Plans and Elevations

The applicant has submitted revised plans and elevations that clearly show the works proposed and are consistent across all plans and elevations, taking into account other changes as a result of the additional information request. These are considered acceptable and are sufficiently detailed to allow a full assessment of the proposal.

Items 2 and 3 – Alterations to Rear Extension and Rear Garden

The applicant has altered the rear extension, providing a two-storey, hipped roof extension spanning the full width of the dwelling, from the east to the west site boundary. The applicant has stated the revised extension is in line with 2 examples elsewhere in the estate, granted under S96B/0005 and S96B/0472. It is noted these examples are from 1996 and were granted under a different development plan period. The policies and objectives in relation to rear extensions, as well as guidelines on daylight/sunlight are not the same and therefore these are not considered to be relevant precedents for the proposed works.

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

The House Extension Design Guide is clear in the following in relation to overbearing impact and daylight and overshadowing:

- *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.*
- *Two-storey extensions will not normally be accepted to the rear of terraced houses if likely to have an overbearing impact due to close spacing between houses.*
- *Locate and design an extension so that it will not significantly increase the amount of shadow cast on the existing windows or doors to habitable rooms in neighbouring properties.*
- *Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope.*

The revised proposals now show a rear extension constructed up to both site boundaries. This is not considered acceptable. A distance of 2.3m would be required to each site boundary to comply with the House Extension Design Guide and limit the impact of any such extension on neighbouring dwellings. Given the constrained width of the site and the mid-terrace nature of the dwelling, it is considered that a first-floor extension with appropriate insets cannot be achieved. In this regard, the first-floor extension should be omitted by **condition**.

The ground floor extension has been revised to span the full width of the site, rather than protruding along the west site boundary. The extension would protrude 4.8m from the existing rear building line and would ensure a rear garden of 35 sq.m is maintained. This is considered acceptable. A **condition** should be included in the event of a grant requiring elevations and plans of the amended roof details for the single storey rear extension.

Items 4, 5 and 6– Surface Water and Foul Water Drainage

Water Services have reviewed the additional information provided and have stated the drawings submitted have not responded to the requirements of the additional information request and what has been provided does not provide sufficient detail to allow for assessment.

In response to providing water butts as SuDS, the applicant has stated that full drainage details will be provided prior to the construction of the development.

It is considered appropriate to **condition** the request the information recommended by Water Services and Irish Water to ensure a full assessment of the proposal and its potential impacts can be undertaken prior to commencement of development.

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – 'To protect and/or improve residential amenity', and the relevant provisions in the County Development Plan 2016-2022 and is considered acceptable.

Development Contributions

Development Contributions

No existing extensions

Ground Floor Front Extension: 10.02

Ground Floor Rear Extension: 23.54 sq.m

Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 33.56 sq.m

Land Type: Urban Consolidation

Site Area: 0.0163 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to **conditions** (removing the proposed first floor rear extension) 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 proposal would be consistent 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.

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

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 as amended by further information submitted on 12/04/22, 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. Amendments - omission of first floor rear extension.
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments and such agreed amendments shall be fully implemented on site-
 - (a) omission of the proposed first floor rear extension
 - (b) revised drawings removing the first floor rear extension and providing an appropriately designed roof for the ground floor rear extension.REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. (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

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

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 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.

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

4. **Surface Water Drainage.**

Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.

REASON: In the interests of ensuring the suitable provision of surface water drainage

5. **Foul Drainage.**

Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. The location of existing manholes on a shared drain must not be altered or adversely effected. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

REASON: To ensure public health and safety through the provision of adequate foul water connections

6. **Sustainable Urban Drainage Systems**

Prior to the commencement of development the applicant shall submit for the written agreement of the Planning Authority revised plans including Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.

REASON: To ensure the adequate provision of SuDS

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.

Comhairle Chontae Atha Cliath Theas

PR/0902/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0070


LOCATION: 31, Arthur Griffith Park, Lucan, Dublin



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: 18/7/22



Eoin Burke, Senior Planner