

Comhairle Chontae Atha Cliath Theas

PR/0895/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0234 **Application Date:** 25-May-2022
Submission Type: New Application **Registration Date:** 25-May-2022
Correspondence Name and Address: Module 1st Floor, 2 Chapel Hill, Lucan, Co. Dublin, K78 A6P7
Proposed Development: Retention of single storey flat roof extension to rear (south west), including kitchen with 2 rooflights, utility room, wc and dining area with sliding door; removal of entrance porch and new front door; change of use from garage to bedroom inclusive of change of garage door to window at front and increased parapet height; single storey blockwork shed with sliding door to rear of the dwelling to be retained inclusive of all associated site works.
Location: 45, Coolamber Drive, Rathcoole, Dublin 24
Applicant Name: James Walsh
Application Type: Retention

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.033 hectares.

Site Description:

The application site contains a two storey, semi-detached house, located on Coolamber Drive in a row of similar dwellings. The surrounding area is residential in nature.

Proposal:

Retention is sought for the following:

- Single storey flat roof rear extension (43 sq.m)
- Removal of entrance porch (6.1 sq.m) and provision of replacement front door
- Change of use of garage to bedroom, w/c and utility room – including replacement of garage door with window and increase parapet height (19 sq.m)
- Single storey blockwork shed to rear (26 sq.m)

Zoning:

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

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Consultations:

Water Services – No report received

Irish Water – No report received

SEA Sensitivity Screening

No overlap with relevant sensitive layers

Submissions/Observations /Representations

Submission expiry date – 28 June 2022

No submissions or observations 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

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- 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.

Residential and Visual Amenity

The proposal comprises retention of front elevation alterations, single storey rear extension, garage conversion and garden shed structure. No other changes are noted from drawings.

Front Alterations

An existing, flat roof, front porch has been removed with the front door now located on the front building line of the house. This infills an area that would originally have been an open porch area. It is noted most properties in the area have provided glazing to infill this open porch area or have provided a projecting front porch. In this regard the works are considered acceptable.

The garage door has been replaced by a window which matches the fenestration of the main dwelling. This is considered acceptable. The wall of the garage has been increased to 3.7m, with a 0.5m parapet. While the parapet is considered excessive, it is not considered that this is materially detrimental to residential or visual amenity. On this basis, the alterations to the front elevation of the former garage are considered acceptable.

Rear Extension

A single storey, flat roof rear extension has been constructed along the full width of the property, from the north to south boundary. The extension is approximately 43 sq.m and provides for a large kitchen/living area. The extension has a flat roof with 2 no. rooflights and projects 5.3m from the rear building line. It is noted that the adjoining property to the north has a rear extension along the shared boundary that is a similar depth. Given the orientation of the dwelling, it is not considered that the extension would have a significant impact on the residential amenity of the dwelling to the south. The extension is considered acceptable.

Garage Conversion

The existing garage has been converted to provide a bedroom (10 sq.m), w/c (3 sq.m) and a utility room (6 sq.m). These works are considered acceptable.

Rear Shed

A large rear shed (26 sq.m) has been constructed along the north-western, south-eastern and west site boundaries. The structure has a flat roof and glazed double doors looking into the garden on the eastern elevation. No other windows or entrances are noted from drawings. A front elevation

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and southeast side elevation have been provided however, no rear or north-western side elevation have been supplied. These should be required by **condition** to ensure a full set of plans is on record.

The use of this structure has been stated as 'store'. The floor plan does not indicate that the space has been separated in any way. A condition should be applied restricting the use of this structure and prohibiting any future internal works that would allow the building to be used as a separate habitable dwelling. This structure shall only be for uses ancillary to the main dwelling and shall not be separated or sub-let from the main house.

A rear garden in excess of 70 sq.m is retained following the construction of the shed and rear extension.

Based on the above, the shed structure is considered acceptable.

Services, Drainage and the Environment

The applicant has not proposed any Sustainable Urban Drainage Systems (SuDS) as part of the works. Given the extent of increased hardstanding and the loss of grassland as a result of the works to be retained, it is considered necessary to include a **condition** requiring the submission of SuDS proposals for the agreement of the Planning Authority.

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.

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Development Contributions

Development Contributions

Works to be retained: 43 sq.m (rear extension habitable)
19 sq.m (garage conversion to habitable)
26 sq.m (shed non-habitable)

Assessable Area: 62 sq.m

SEA Monitoring Information

Building Use Type Proposed: Residential Extension
Floor Area: 88 sq.m
Land Type: Urban Consolidation
Site Area: 0.033 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 set out below, the works to be retained 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.

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 Retention 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 to be in accordance with submitted plans and details.
The development shall be retained fully in accordance with plans, particulars and

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specifications lodged with the application, save as may be required by other conditions attached hereto.

REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.

2. Sustainable Urban Drainage Systems (SuDS)

Within 6 months of a final grant of permission being issued, the applicant shall submit for the written agreement of the Planning Authority proposals for SuDS at the site. Sample SuDS devices include soakaways, green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

If a soakaway is proposed, the soakaway design shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance and shall include documented evidence of infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365.

Soakaway plans shall provide for a soakaway to be located within the curtilage of the property and this shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

In addition only rainwater shall be discharged to soakaways.

REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

3. Elevations

The applicant has not provided elevations of the shed or rear extension from all sides. The applicant shall submit elevations of all 4 sides of the shed, and a northwestern elevation of the rear extension, within 6 months of a final grant of permission being issued.

REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.

4. Restrictions on Use.

The use of the shed shall be for purposes ancillary to the enjoyment of the dwelling house and shall not be used for habitation or as a dwelling and shall not have a toilet or bathroom and shall not be sub-divided from the existing house, either by way of sale or letting (including short-term) or otherwise.

REASON: In the interests of proper planning and sustainable development of the area.

5. (a) External Finishes.

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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 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

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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.

6. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €6,478.38 (six thousand four hundred and seventy eight euros and thirty eight 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 Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

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

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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.


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REG. REF. SD22B/0234

LOCATION: 45, Coolamber Drive, Rathcoole, Dublin 24



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 Retention 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: 19/7/22



Eoin Burke, Senior Planner