

Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0241 **Application Date:** 27-May-2022
Submission Type: New Application **Registration Date:** 27-May-2022
Correspondence Name and Address: JFOC Architects Units 3 & 4, Greenmount House,
Harolds Cross, Dublin 6W
Proposed Development: Single storey side extension (24.6sq.m) and
associated site works.
Location: 3, Airpark Court, Rathfarnham, Dublin 16
Applicant Name: Dan Hegerty
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 22/06/2022

Site Area: Stated as 0.0338 Hectares.

Site Description

The application site is located towards the end of a cul-de-sac off Stocking Lane in Rathfarnham. The property is a detached dwelling with a pitched roof. The area is characterised by various dwelling styles and staggered building lines throughout the area.

Proposal:

The applicant is seeking permission for the following:

- Single storey side extension and associated site works.
- Total area of works 24.6sqm

Zoning:

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

Consultations:

Irish Water – No report received

Water Services – No report received

SEA Sensitivity Screening

No overlap with relevant layers.

Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations

None.

Relevant Planning History

Subject Property

None.

Adjacent Properties

SD18B/0487 – 10, Airpark Court, Rathfarnham, Dublin 16 - **Permission Granted** for part single storey and part two storey extension to the rear and a single storey extension to the side of house.

SD16B/0025 - 1, Airpark Court, Stocking Lane, Dublin 16 – **Permission Granted** for single storey side extension (20.77sq.m), associated site works.

SD16B/0024 - 2, Airpark Court, Stocking Lane, Dublin 16 – **Permission Granted** for first floor rear extension (24.33sq.m), single storey side extension (8.42sq.m).

SD07B/0277 - 5, Airpark Court, Stocking Lane, Rathfarnham, Dublin, 16 – **Permission Granted** for the development will consist of a single storey sunroom to side of dwelling and associated site works.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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.

Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

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.

Side Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

Relevant Government Guidelines

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

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

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

Assessment

The main issues for assessment are

- Zoning and Council policy,
- Residential and Visual amenity
- Drainage
- Appropriate Assessment
- Environmental Impact Assessment

Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

A development comprising of a ground floor side extension would be 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 and Visual Amenity

Residential

The proposed development is a single storey side extension to the western gable elevation comprising a kitchen, utility room and bathroom. There will be a gap of approximately 150mm to the boundary wall of the neighbouring unit to the west.

The dwelling to the west has a side extension granted under SD07B/0277 which faces onto the western elevation of the proposed extension, however there will be no windows on this west elevation.

The proposed development has a separate front access door which would not normally be acceptable (to prevent a separate unit of accommodation). However, given that the proposal comprises a kitchen, utility room and bathroom and the extension would be recessed behind the front building line of the dwelling the proposed door would be acceptable.

The proposed development would not adversely impact residential amenity.

Visual

The proposed development calls for a large parapet, 450mm above roof level which is not consistent with the House Extension Design Guide that states "*Avoid the use of prominent parapet walls to the top of side extensions*". The applicant should be asked to reduce the size of the parapet by 50% which would lessen the overbearing visual impact which can be confirmed by way of **condition**. The side extension is recessed from the front of the building line by approximately 550mm which is considered appropriate. The exterior will be rendered to match the first floor of the property and it should be noted that the existing ground floor is brick clad which may be more appropriate but is considered suitable in the site context overall. Overall, the proposed development should be visually acceptable.

The proposed development is acceptable subject to **conditions**.

Drainage

There were no reports from Irish Water or Water Services received at the time of writing, but it should be noted that there are no surface water drainage provisions indicated such as a soakaway and no indication of SuDS treatments for the proposed development and details of same

Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

including drawings should be sought prior to development and this can be confirmed by way of **condition**.

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 ground floor side 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 (EIAR)

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 Side:	24.6sqm
Previous Extensions	0sqm
Assessable Area:	0sqm

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	24.6sqm
Land Type: Urban Consolidation.	
Site Area:	0.0338Hectares.

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

Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

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 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. Design Modifications
Prior to commencement of development, the applicant, developer or land owner shall submit revised drawings to the Planning Authority for written agreement showing the following modifications:
 - (a) The roof parapet shall be reduced in height by 50%.
REASON: In the interests of proper planning and sustainable development of the area, and to ensure that the structure is not use for seperate habitable accomodation.
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,

Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

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 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).

Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

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.

4. Water Drainage

a). Prior to commencement of development, the applicant shall submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the proposed soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant shall submit a revised drawing showing plan & cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- vi) At least 5m from any building, public sewer, road boundary or structure.
- vii) Generally, not within 3m of the boundary of the adjoining property.
- viii) Not in such a position that the ground below foundations is likely to be adversely affected.
- ix) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- x) Soakaways must include an overflow connection to the surface water drainage network.

b). In the event that the proposed soakaway is not feasible in accordance with BRE Digest 365 – Soakaway Design, the applicant shall submit the following for the written agreement of the Planning Authority:

- i) Soil percolation test results demonstrating a soakaway is not feasible
- ii) A revised surface water layout drainage drawing for the development showing the inclusion of the following SuDS (Sustainable Drainage Systems) features, unless otherwise agreed in writing with the Planning Authority:

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

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.

Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

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.


Comhairle Chontae Atha Cliath Theas

PR/0904/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0241

LOCATION: 3, Airpark Court, Rathfarnham, Dublin 16

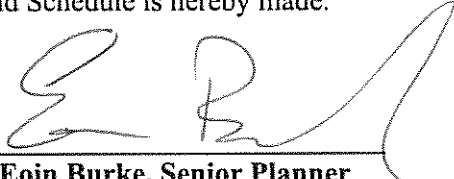


**Jim Johnston,
Senior Executive Planner**

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: _____

19/7/22



Eoin Burke, Senior Planner