

# **Comhairle Chontae Atha Cliath Theas**

**PR/0912/22**

## **Record of Executive Business and Chief Executive's Order**

**Reg. Reference:** SD22B/0238      **Application Date:** 27-May-2022

**Submission Type:** New Application      **Registration Date:** 27-May-2022

**Correspondence Name and Address:** Stephen Mason Architectural and Planning Services  
2, Clonkeefy, Castlerahan, Ballyjamesduff, Co.  
Cavan

**Proposed Development:** Single storey pitched roof front extension including conversion of existing covered car parking area to residential; single storey pitched roof rear extension with rooflights; internal alterations at ground floor level including new window to wc within side elevation; new window to stairs within side elevation and all necessary ancillary site development works to facilitate this development.

**Location:** 38, Coolamber Park, Dublin 16

**Applicant Name:** Paul and Lisa Rock

**Application Type:** Permission

(CS)

### **Description of Site and Surroundings**

Site Area  
Stated as 0.066 Hectares.

Site Description  
The site is located on the western side of Coolamber Park and contains a two-storey semi-detached dwelling with pitched roof. The surrounding area is residential in nature with similar style dwellings with a mainly uniform building line.

### **Proposal**

The proposal consists of the following:

- single storey front extension.
- conversion of the existing covered car parking area (carport).
- single storey rear extension
- new window and door to the side of the dwelling at ground floor level

### **Zoning**

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

# **Comhairle Chontae Atha Cliath Theas**

**PR/0912/22**

## **Record of Executive Business and Chief Executive’s Order**

### **Consultations**

Surface Water Drainage – No report received to date.

Irish Water – No report received to date.

Roads Department – No objections subject to **conditions**.

### **Submissions/Observations /Representations**

None

### **Relevant Planning History**

None recorded for subject site.

#### *Adjacent sites*

**SD20B/0036:** 27, Coolamber Park, Knocklyon, Dublin 16.

Construction of a single storey extension to the front of the existing dwelling including the conversion of the existing covered car parking area and a single storey extension to the rear of the dwelling (total area of extension 26sq.m), new window and door to the side of the dwelling at ground floor level and all associated site works above and below ground.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded.

### **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.

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).

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

# Comhairle Chontae Atha Cliath Theas

PR/0912/22

## **Record of Executive Business and Chief Executive's Order**

Section 11.3.3 Additional Accommodation  
Section 11.3.3 (i) Extensions

Section 11.7.2 Energy Performance in New Buildings  
Section 11.8.2 Appropriate Assessment

### **South Dublin County Council House Extension Design Guide (2010)**

#### Relevant Government Guidelines

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

**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, (2008).

**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 are the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Access & Parking
- Screening for Appropriate Assessment
- Environmental Impact Assessment

#### **Zoning and Council Policy**

The site is in an area which is zoned 'RES' 'To protect and/or improve Residential Amenity'. New residential development, and extensions to existing dwellings, are permissible in principle under this zoning objective. The proposed development is permissible in principle, subject to accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide.

#### **Residential and Visual Amenity**

##### Single storey extension to the front

The single storey extension to the front would create a home office and remove an existing covered car parking area (carport). The extension will project outwards from the main front building line by c.1.2m. At c.8.566 metres there would still be adequate space in the driveway to

# Comhairle Chontae Atha Cliath Theas

**PR/0912/22**

## **Record of Executive Business and Chief Executive's Order**

accommodate a vehicle. The extension will have a mono-pitch roof with an eaves height of c.2.6m and a ridge height of c.3.5m. Although this would alter the appearance of the property it is not considered visually harmful as the extension would still appear subservient to the main dwelling. This element is therefore considered acceptable.

### *Single storey extension to the rear with 3 no. rooflights*

The extension will be offset by c.0.2m from the boundary with the immediate neighbour to the east. It will span a width of c.7.54m and will project outwards from the main rear building line by c.3.35m. The rear wall of the existing dwelling will be demolished at ground level to form an opening. Steel beam supports will be installed to support the dwelling. The extension will have a mono-pitched roof with an eaves height of c.2.7m and a ridge height of c.3.7m. A reasonable level of private open space will remain post completion. The proposal is considered visually acceptable and would not materially harm the amenity of neighbouring residents.

### *Window and door to the side of the dwelling at ground floor level*

The proposed window and door would be located to the side of the property and therefore would not be overly visible or harmful in appearance. The proposed window would be located above eye level and would not result in any harmful overlooking to the property next door. Both of these elements are therefore considered acceptable.

### ***Access & Parking***

A report was received from the Roads Department recommending no objections. An extract taken from the Roads report states the following:

*Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.*

### *Description:*

*Single storey pitched roof front extension including conversion of existing covered car parking area to residential; single storey pitched roof rear extension with rooflights; internal alterations at ground floor level including new window to wc within side elevation; new window to stairs within side elevation and all necessary ancillary site development works to facilitate this development.*

### *No Roads objections*

It is considered appropriate to attach the above note regarding the securing of a Road Opening Licence prior to commencement of development in the event of a grant.

# Comhairle Chontae Atha Cliath Theas

**PR/0912/22**

## Record of Executive Business and Chief Executive's Order

### ***Screening for Appropriate Assessment (AA)***

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.

### ***Screening for Environmental Impact Assessment (EIAR)***

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.

### **Other Considerations**

#### ***Development Contributions***

- Single storey front and rear extension c.36sq.m.
- No previous extension.
- Assessable area is nil.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sqm)</b>
Residential – Extension	36
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.066

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development it is considered that, subject to the conditions set out below, the 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.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0912/22**

## **Record of Executive Business and Chief Executive’s Order**

### **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. (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.

# Comhairle Chontae Atha Cliath Theas

**PR/0912/22**

## **Record of Executive Business and Chief Executive’s Order**

(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).

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

# **Comhairle Chontae Atha Cliath Theas**

**PR/0912/22**

## **Record of Executive Business and Chief Executive's Order**

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.



**Comhairle Chontae Atha Cliath Theas**

**PR/0912/22**

**Record of Executive Business and Chief Executive's Order**

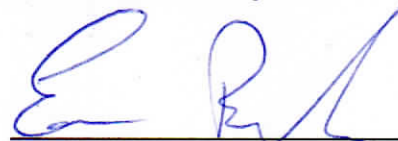
**REG. REF. SD22B/0238**

**LOCATION: 38, Coolamber Park, Dublin 16**

*jjohnston*  
\_\_\_\_\_  
**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:** 21/2/22

  
\_\_\_\_\_  
**Eoin Burke, Senior Planner**