

Comhairle Chontae Atha Cliath Theas

PR/0938/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0252 **Application Date:** 31-May-2022
Submission Type: New Application **Registration Date:** 31-May-2022
Correspondence Name and Address: Adebolanle Adenuga 14D, Fitzherbert Court, Navan, Co Meath
Proposed Development: (1) To remove Hippedroof over existing sigle storey extension
(2) Move out the wall to the side of the extension by one meter
(3) Increase the size of the existing utility room and bedroom with en-suite on the ground floor
(4) Erect first floor extension and extend main hipped roof at the side of the house brdering Liffey Cresent
Location: 69, Liffey Terrace, Lucan, Co. Dublin
Applicant Name: Mr Deepak Kimar Tohani
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.0248 Hectares.

Site Description:

The subject corner site is located at the junction of Liffey Terrace and Liffey Crescent in the established Liffey Valley Park residential estate, Lucan, and contains a two storey, end-of-terrace dwelling with fully-hipped roof profile and single storey side extension. The Liffey Valley Park estate in the vicinity of the site is characterised by semi-detached and terraced dwellings of similar form and appearance, with fully-hipped roof profiles.

Proposal:

- To remove Hipped roof over existing single storey extension
- Move out the wall to the side of the extension by one meter
- Increase the size of the existing utility room and bedroom with en-suite on the ground floor
- Erect first floor extension and extend main hipped roof at the side of the house bordering Liffey Crescent.

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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 conditions.

Irish Water – No report received - subject to conditions

Roads - No objections subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

None received.

Relevant Planning History

SD10B/0055 – **Granted Permission** for:

- Construct first floor extension over existing garage/utility room to side of dwelling with fully-hipped roof profile to match existing house,
- Construct ground floor extension to rear of existing single storey side extension. (*Noted works never commenced*)

Parent Permission

S02A/0112 – **Granted Permission** - Change of house type and increase in numbers from 4 no. 4 bed semi-detached, 12 no. 3 bed semi-detached and 12 no. 3 and 4 bed terraced houses to 15 no. 3 bed terraced and 14 no. 3 bed semi-detached houses and associated site works on sites previously numbered 326-353 of application Reg. Ref. S00A/0278 being part of Phase 4.

Adjacent sites

SD04B/0341- 1, Liffey Park, Lucan, Co. Dublin - Granted Permission for Two storey flat extension to side of existing structure, with a pitched roof to tie into existing building.

Relevant Enforcement History

None found.

Pre-Planning Consultation

None found.

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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.

Side extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *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

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).

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

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a side 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.

Side Extension

The Planning Authority notes that a similar development proposal was granted permission under SD10B/0055, final grant date 26-May-2010; however, works never commenced.

The subject dwelling has an existing ground floor side extension with a hipped roof on this prominent corner site of these terraced dwellings. The current side extension projects 2.8m in width to the southwest and is 7.8m in length. The subject proposal intends to project the extension wall a further one meter to the southwest to allow for a larger ground floor bedroom/WC and utility room.

The above first-floor extension proposed to the side of the dwelling would project 3.8m from the side building line of the main dwelling to match the side building line of the existing single-storey side extension element. It would maintain the front building line of the current house. The fully hipped roof profile, 8.5m in ridge height, proposed for the two-storey development, would match the roof of the main dwelling.

The proposed first-floor extension built above the existing bedroom/utility room reflects the current house's character, design, and fenestration. It is considered to integrate cohesively with the surrounding area and its visual and residential amenities. Having regard to the dwellings on Liffey Terrace, it is considered that this 35.20 sq.m side structure shall cause no overbearing impact or overshadowing to the neighbouring properties on this corner site. It is noted that the dwellings at this location are hipped roofed, and the proposed gable extension is conducive and seamless to its site in scale, size and proportion and context to the main dwelling and is consistent with the guidance set out in Section 4' Side Extensions' of the South Dublin County Council House Extension Design Guide (2010)

It is noted that the existing end-of-terrace dwelling substantially breaks the front building line of Liffey Crescent residential properties to the rear/southeast of the site. It is considered that the proposed first-floor side extension would not detract visually from the existing streetscape of

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Liffey Terrace and would not be visually obtrusive when viewed from Liffey Crescent. Regarding the orientation of the subject dwelling, the proposed two-storey side extension would not result in overlooking or overshadowing adjacent properties in this instance. The proposed extension is considered acceptable with regard to the visual and residential amenities of neighbouring properties, and a grant of permission is recommended.

Services & Drainage

It is noted that development is built above existing ground floor extension.

Regarding surface water drainage and flood risk, the Water Services, no report was received however standard **conditions** to Include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.

Irish Water have not submitted a report; however, the proposal is subject to the attachment of standard **conditions** related to Irish Water codes and practice. This is considered appropriate.

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 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

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.

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Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side Extension: 35.20 sq.m
Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed:
Floor Area: 35.20 sq.m
Land Type: Urban Consolidation.
Site Area: 0.0248 Hectares.

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.

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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.

(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.

3. (a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
- (b) The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the development.
- (c) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision

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/0252

LOCATION: 69, Liffey Terrace, Lucan, Co. Dublin


Colm Harte

**Colm Harte,
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:

25/7/22


Eoin Burke, Senior Planner