

Comhairle Chontae Atha Cliath Theas

PR/0955/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0260 **Application Date:** 03-Jun-2022
Submission Type: New Application **Registration Date:** 03-Jun-2022
Correspondence Name and Address: Aoife Phelan 507, Orwell Park Way, Dublin 6w
Proposed Development: Single storey extension with 2 rooflights to side of existing 2 storey semi-detached house and all associated site works.
Location: 2 Willington Avenue, Templeogue, Dublin 6W.
Applicant Name: Teresa Wall
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 19/07/2022

Site Area: Stated as 0.03595 Hectares.

Site Description

The application site is located towards the western end of a cul-de-sac off Wellington Road.. The property is a semi-detached dwelling with a pitched roof. The area is characterised by units of similar character and styles with a relatively uniform building line.

Proposal:

The applicant is seeking permission for the following:

- **Single storey extension** with 2 rooflights to side of existing 2 storey semi-detached house and all associated site works.
- Total area of works 21.5sqm

Zoning:

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

Consultations:

Irish Water – No report received at time of writing.

Water Services – No report received at time of writing.

Roads – No objections.

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SEA Sensitivity Screening

No overlap with relevant layers. Abuts SFRA A and SFRA B.

Submissions/Observations /Representations

None.

Relevant Planning History

Subject Property

None.

Adjacent Properties

SD19B/0414 - 30, Willington Avenue, Templeogue, Dublin 6w – **Permission Granted** for construction of extensions to the front, rear and side including garage conversion and two storey gable roof extension over garage also internal and window modifications and associated works to semi-detached two storey house.

SD12B/0152 - 13, Willington Drive, Templeogue, Dublin 6W. – **Permission Granted** for single storey granny flat extension to side of dwelling, height of boundary wall

Relevant Enforcement History

S1199 – The developer commenced development without receiving the final grant of permission – Closed.

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.

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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
- Roads
- Appropriate Assessment
- Environmental Impact Assessment

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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 of the existing dwelling. There would be approximately 2.75m to the boundary with the property to the west which is considered appropriate. There will be approximately 120sqm of rear amenity space retained which is consistent with the South Dublin County Council Development Plan. The length of the driveway will be 7.6m which is acceptable and in line with the Development Plan also. The proposed southern elevation to the front of the proposed development appears to lead into the dwelling but provides a small courtyard with the roof acting as a canopy. Furthermore, there is a door to the western elevation of the proposed development providing separate access to the extension and this shall be removed by **condition** in order to deter the development being used as separate dwelling. It is intended that there will be 2 new roof lights on the roof of the proposed extension, and they should not lead to any overlooking of surrounding properties and should not be overlooked as the eastern elevation of the property to the west does not have any windows on the first floor. The existing window on the gable elevation will be raised slightly by 285mm to allow for the roof of the proposed development but it should not lead to any additional or substantial overlooking. Overall, the proposed development should not seriously injure the residential amenity of the area subject to conditions.

Visual

The proposed development has a hip pitched roof which should prove sympathetic with the pitched roof of the existing development. Externally, the southern elevation will appear as one continuous façade which would seem more in keeping with the established pattern of development in the vicinity. The exterior of the property shall be concrete render which will match that of the existing property. Overall, the proposed development is 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 including drawings should be sought prior to development and this can be confirmed by way of **condition**.

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Roads

The report from the Roads Department is noted as having no objections to the proposed 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 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:	21.5sqm
Previous Extensions	0sqm
Assessable Area:	0sqm

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	21.5sqm
Land Type: Urban Consolidation.	
Site Area:	0.03595 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

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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. Modifications.
Prior to commencement of works, the applicant, developer or land owner shall obtain the written consent of the Planning Authority to revised plans, which shall incorporate all of the following modifications:
(a) The access door to the proposed structure on the western elevation shall be removed in its entirety;
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. Drainage - Surface Water.
The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section. In this regard, prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:
(a) Fully detailed foul and surface water drainage plans for the proposed development as

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approved showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

(b) 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.

(c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

(d) The soakaway design to be submitted 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.

The revised 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.

4. (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.

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(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.

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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.

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: 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.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.


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REG. REF. SD22B/0260

LOCATION: 2 Willington Avenue, Templeogue, Dublin 6W.

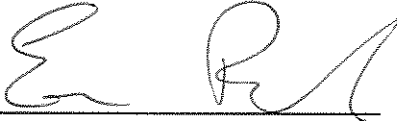


Caitlin O'Shea
Executive Planner

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:

28/7/22



Eoin Burke, Senior Planner