

Comhairle Chontae Atha Cliath Theas

PR/0986/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0193 **Application Date:** 05-May-2022
Submission Type: Additional **Registration Date:** 08-Jul-2022
Information

Correspondence Name and Address: Donal McNally Architects 6, White Swan Business Centre, South Circular Road, Dublin 8

Proposed Development: Construction of a ground floor single storey domestic extension (30sq.m) to the side; first floor dormer domestic extension (62sq.m) to the rear.

Location: Farmvale, Kill, Co. Dublin

Applicant Name: Rob Cummins & Aisling Coppinger

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area: Stated as 0.5537ha

Site Visit: 14/06/2022

Site Description

The site contains a detached single storey dwelling with hipped roofs on a large site which is bounded by hedges and mature trees.

The site is located in a rural area on a narrow road close to the Kildare County boundary. There are some detached dwellings in the immediate vicinity.

Proposal

Seeking permission for:

- Construction of a ground floor single storey domestic extension (30sq.m) to the side,
- First floor dormer domestic extension (62sq.m) to the rear,
- Total area of works 92sqm.

Zoning

The site is zoned objective 'RU' – protect and improve rural amenity and to provide for the development of agriculture.

Consultations

Water Services – No report received.

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Irish Water – No report received.

Environmental Health Officer – No objections.

SEA Sensitivity Screening

Rural 2016

Submissions/Observations /Representations

None.

Recent Relevant Planning History

Subject

None

Adjacent Sites

SD09A/0160 - Farmersvale, Rathcoole, Co. Dublin – **Permission Refused** for 4 bedroom two storey dwelling, domestic garage proprietary effluent treatment system with polishing filter and all associated site development works.

SD09A/0386- Farmersvale, Rathcoole, Co. Dublin – **Permission Refused** for 4 bedroom two storey dwelling, domestic garage proprietary effluent treatment system with polishing filter and all associated site development works.

SD08B/0793 - Farmersvale, Steeltown, Rathcoole, Co. Dublin – **Retention Permission Granted** for (a) change of use of the attic area to a bedroom and a games room; (b) retention of the dormer windows to the front and to the rear of the dwelling; (c) retention of Septic Tank.

SD09A/0249 - Farmersvale, Rathcoole, Co. Dublin – **Permission Refused** for 4 bedroom bungalow, domestic garage, proprietary effluent treatment system with polishing filter and all associated site development works.

SD09A/0387 - Farmersvale, Rathcoole, Co. Dublin – **Permission Refused** for 4 bedroom bungalow, domestic garage, proprietary effluent treatment system with polishing unit and associated site development works.

SD09A/0388 - Farmersvale, Rathcoole, Co. Dublin – **Permission and Retention Refused** for a 3 bedroom single storey dwelling, also permission to install a proprietary effluent treatment system with polishing unit and all associated site development works.

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SD20A/0011 - Badgerhill, Kilteel Road, Rathcoole, Co. Dublin – **Permission Granted** for Extensions to side and rear of dwelling; detached double garage; storage shed; new recessed entrance and upgraded wastewater treatment system.

Recent Relevant Enforcement History

No recent relevant enforcement history recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.5.0 Rural Housing

Policy H20 Management of Single Dwellings in Rural Areas

Policy H21 Rural Housing Policies and Local Need Criteria

Policy H22 Rural Housing in RU Zone

Policy H23 Rural Housing in HA – Dublin Mountains Zone

Section 2.5.5 Rural Housing in HA – Liffey Valley and HA – Dodder Valley

Policy H24 Rural Housing in HA – Liffey Valley and Dodder Valley

Section 2.5.6 Replacement Rural Dwellings

Policy H25 Replacement Dwellings in Rural and High Amenity Areas

Section 2.5.7 Rural Dwelling Occupancy

Policy H26 Occupancy Condition

Section 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

Section 11.3.4 Rural Housing

Section 11.3.4 (i) Housing Need

Section 11.3.4 (ii) Rural Housing Design

Section 11.3.4 (iii) Wastewater Treatment

Policy HCL1 Heritage, Conservation and Landscapes

Policy HCL2 Archaeological Heritage

Section 9.2.0 Landscapes

Policy HCL7 Landscapes

Section 8.1.0 Green Infrastructure Network

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Policy G2 Green Infrastructure Network

Section 8.2.0 Watercourses Network

Policy G3 Watercourses Network

Section 9.2.1 Views and Prospects

Table 9.2: Prospects to be Preserved and Protected

Policy HCL8 Views and Prospects

Section 9.2.3 Dublin Mountains

Policy HCL9 Dublin Mountains

Section 9.2.4 Liffey Valley and Dodder Valley

Policy HCL10 Liffey Valley and Dodder Valley

Section 9.3.0 Natural Heritage Sites

Section 9.3.1 Natura 2000 Sites

Table 9.3 Natura 2000 Sites

Policy HCL12 Natura 2000 Sites

Section 9.3.2 Natural Heritage Areas

Table 9.4 Proposed Natural Heritage Areas

Policy HCL13 Natural Heritage Areas

Section 9.3.5 Non-Designated Areas

Policy HCL15 Non-Designated Areas

Section 9.4.0 Public Rights of Way and Permissive Access Routes

Policy HCL16 Public Rights of Way and Permissive Access Routes

Section 7.8.1 Casement Aerodrome

Policy IE8 Casement Aerodrome

Section 7.8.2 Weston Aerodrome

Policy IE9 Weston Aerodrome

Section 9.7.0 Sites of Geological Interest

Table 9.6 County Geological Sites for Protection

Policy HCL19 Geological Sites

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

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Schedule 1: Record of Monuments and Places

Schedule 4: Restricted Areas for Development Glenasmole Bohernabreena

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

Section 11.3.3 Additional Accommodation

Section 11.3.3 (I) Extensions

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

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The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion, and character.*
- *In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*

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.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it*

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is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.

Relevant Government Guidelines

Sustainable Rural Housing Guidelines for Planning Authorities DoEHLG (2005)

Wastewater Treatment and Disposal Systems Serving Single Houses Environmental Protection Agency (November 2009)

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009)

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Drainage,
- Environmental Health Officer,
- Appropriate Assessment,
- Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The area is zoned Objective 'RU, which seeks 'To protect and improve rural amenity and to provide for the development of agriculture.' A residential use including a ground floor extension and attic conversion with dormer window is open for consideration subject to Development Plan Standards regarding residential development in rural areas.

H27 Objective 1:

Ensure that all new rural housing and extensions within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture)

.....

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and

Given the topography and site coverage, it is unlikely that the proposed development will have a significant impact on the landscape. Notwithstanding that, the proposed dormer window will protrude higher than the ridge height of the existing dwelling.

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- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and
The dwelling is currently occupied, and the proposed development is relatively minor in the site context and would not have a negative impact on flora or fauna.
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and
The site is predominantly level, and the proposed development would not result in a change to the sites natural contours or drainage features.
- Retains and reinstates traditional roadside and field boundaries; and
There will be no changes to the roadside or field boundaries as part of this development.
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and
The site is predominantly level, and the proposed development would not result in a requirement for any substantial intrusive engineered solutions.
- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; and
There are no objections from the Environmental Health Officer.
- Would not create or exacerbate ribbon or haphazard forms of development.
The proposed development is an existing dwelling and will not exacerbate ribbon development.

Conclusion

It is considered that the proposed development complies with H27, Objective 1 of the South Dublin County Council Development Plan in general terms with the first point discussed in more detail in the Residential and Visual Amenity section of this report.

Residential and Visual Amenity

Residential

The subject site is a detached unit on a large site and the proposed development of the side extension and attic conversion with a dormer window would not have a negative impact on the occupant's private amenity space. Given the mature hedgerows and trees bounding the site and the agricultural nature of the area, the proposed development would not lead to any substantial overlooking. The total area of the existing property is 302sqm and the proposed development is 92sqm and as such would be subservient to the existing dwelling.

Overall, the proposed development would not seriously injure the residential amenity of the area.

Visual

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The ground floor extension to the south of the existing dwelling is considered acceptable in the site context and is consistent with the South Dublin County Council Development Plan (H27 Objective 1). The roof of the proposed development will be a hip pitch which matches that of the main dwelling with rendered walls which is in keeping with the existing dwelling. It extends approximately 5.37m from the side of the main dwelling and there would be approximately 9m to the southern boundary of the site which satisfies the requirements of the South Dublin County Council Extension Guide. Overall, the ground floor side extension would not seriously injure the visual amenity of the area.

The rear dormer window has a width of 11.9m and as the existing dwelling is 25.6m which may lead to the appearance of the dormer window forming a flat roof. Whilst such a wide dormer would not be acceptable in an urban area, it is considered that as this is a rural area and due to lack of visibility from the east side the proposed width would be acceptable. The dormer window comes directly off the rear wall, and it is required as per the South Dublin County Council House Extension Guide to be set back at least three tile courses above the eaves. The dormer window also protrudes above the ridge height of the existing roof which is unacceptable and should be set below this level.

Further information should be sought to resolve these issues.

Conclusion

The rear dormer window should be redesigned to comply with the South Dublin County Council House Extension Design Guide and as such, further information is required.

Drainage

No reports were received from Water Services or Irish Water, but the standard conditions shall apply in the event of a grant of permission.

Environmental Health Officer

The following report was received from the Environmental Health Officer:

The application proposes the construction of an extension of a ground floor level and dormer level room of an existing domestic dwelling. No new bedrooms are proposed and no additional burden on drainage is proposed. The application is not seeking to install a new sewage treatment system and the location of the existing system is indicated on maps provided. Separation distances for this new extension from the existing drainage is not affected.

Decision: This office has no further observations on this plan.

Conclusion

The report from the Environmental Health Officer indicates no objections which is noted.

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Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within a rural area with neighbouring residential units and comprises of a ground floor and rear dormer window extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development, 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.

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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.

Development Contributions Assessment Overall Quantum

Ground Floor Side Extension and
Habitable Rear Dormer Ext: 92sqm
Previous Extensions 0sqm
Assessable Area: 52sqm

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 92sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.5537ha

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the South Dublin County Council House Extension Design Guide (2010), it is considered that further information is required.

Recommendation

Further Information requested on 23rd June 2022.
Further Information received on 8th July 2022.

Further Consultations

None

Further Observations

None

Assessment of Further information

Item 1: Dormer Extension

In order to comply with Council policy the proposed rear dormer should not breach the ridge line of the existing roof of the dwelling and should be set at least three tile courses above the eaves. The applicant is requested to submit revised drawings accordingly.

Response

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The applicants architect submitted the following:

- Proposed Dormer Floor Plan – Drwg No. – 22.11/P1/005/A
- Proposed Front and Rear Elevations – Drwg No. – 22.11/P1/007/A
- Proposed Side Elevations – Drwg No. – 22.11/P1/009/A
- Existing and Proposed Section AA – Drwg No. – 22.11/P1/010/A
- Existing and Proposed Contextual Elevation – Drwg No. – 22.11/P1/011/A
- Further Information Cover Letter

Assessment

The initial application indicated that the rear dormer window would protrude past the existing dwellings ridge line and was set overly close to the eaves. The applicant was requested to address these issues and submitted plans accordingly. Proposed Side Elevations – Drwg No. – 22.11/P1/009/A indicates that the dormer will be set at the level of the existing ridge and although it should be set down by 100mm, it is considered acceptable in the site context. Proposed Front and Rear Elevations – Drwg No. – 22.11/P1/007/A specifies that the proposed dormer is set at an appropriate level above the eaves. Therefore, it is considered that the applicant has addressed the issues as highlighted and overall, the proposed development should not seriously injure the residential or visual amenities of the area.

Development Contributions Assessment Overall Quantum

Ground Floor Side Extension and

Habitable Rear Dormer Ext:	92sqm
Previous Extensions	0sqm
Assessable Area:	52sqm

SEA Monitoring Information

Building Use Type Proposed:	Residential- Extension
Floor Area:	92sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.5537ha

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.

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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.

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(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).

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:

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- 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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5,433.48 (five thousand four hundred and thirty three euros and forty 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 Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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.

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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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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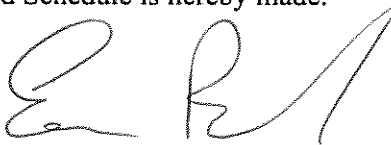
**REG. REF. SD22B/0193
LOCATION: Farmvale, Kill, Co. Dublin**



**Colm Maguire,
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: 4/8/22



Eoin Burke, Senior Planner