

Comhairle Chontae Atha Cliath Theas

PR/0990/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0058 **Application Date:** 11-Feb-2022
Submission Type: Additional **Registration Date:** 12-Jul-2022
Information

Correspondence Name and Address: Jean Dougan 174, Rathfarnham Road, Rathfarnham,
Dublin 14

Proposed Development: (a) The removal of the existing conservatory and the construction of a new 20.5sq.m single storey kitchen; (b) the removal of existing shed to the side of the house and construction of a new 17sq.m boot/utility room; (c) extend the lounge forward into existing porch area, 5.2sq.m with rooflight over; (d) extension of 7.9sq.m to the existing family room/den to the side elevation, south; (e) detached 25sq.m shed in the rear garden. At first floor level: (f) the construction of a new stairs and stair well to the front elevation to roof level with an apex roof and new windows, 4.5sq.m; (g) extension to bedroom 3 on south elevation of 6.3sq.m along with layout changes to all floor levels along with elevational changes to dwelling; (h) removing existing roof and chimney and replacing it with a new roof to include 2 dormer windows, one to the front elevation and one to the rear elevation, clad seamed aluminium and 2 'Velux' windows to the rear elevation and providing a new stairs to attic area to include open plan area and bedroom 4 with ensuite; (i) the removal of the existing beech hedge onto Knocklyon Avenue and Leylandii trees to the front garden, replace existing vehicular entrance and add new 2m high electric gates and provide a new pedestrian gate and a new boundary wall 2m high to the front of the house and 2.4 at the rear garden of the house onto Knocklyon Avenue; (j) All associated site development and drainage works to facilitate the development, ancillary works for foul and surface water to soakaway, BRE365 and public drainage systems.

Location: 9, Knocklyon Avenue, Templeogue, Dublin 16,
D16X4C0

Applicant Name: Colin and Aoife Durkin

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Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.06579 Hectares as stated per application.

Site Description:

This corner site contains a two storey detached gable fronted dwelling with pitched roof, single storey element to front and side and with single storey rear extension. The existing dwelling is unusual in that the side of the dwelling faces on to the Knocklyon Avenue and the rear of the existing dwelling faces on to the side of the immediate neighbour to the west (No. 7 Knocklyon Avenue). The front of the existing dwelling faces directly on to No.11 and No.11A Knocklyon Avenue where there is a mature high griselinia hedge separating the subject site from these two dwellings. There is a pedestrian laneway to the south-east of the subject site linking Knocklyon Avenue with the Idrone residential estate. Boundary treatment to the front consists of a high mature griselinia hedge and a low level single panel timber fence. There are c.5 street trees located on the grass verge immediately to the front of the subject site. The majority of dwellings in the area are characterised by semi-detached dwelling with pitched roofs that are not gable fronted.

Proposal:

The proposed development comprises of the following:

- Demolition & removal of the existing conservatory and the construction of a new 20.5sq.m single storey kitchen.
- Demolition & removal of existing shed to the side of the house and construction of a new 17sq.m utility room.
- Extend the lounge forward into existing porch area and relocated porch, with rooflight over (no additional internal floor area).
- Single storey side extension of 7.9sq.m to the existing family room/den to the side elevation, south.
- Detached 25sq.m shed in the rear garden.
- Construction of a new stairs and stair well to the front elevation to roof level with an apex roof and new windows, 4.5sq.m;
- Extension to bedroom 3 on south elevation of 6.3sq.m along with layout changes to all floor levels along with elevational changes to dwelling;
- Removing existing roof and chimney a replacing it with a new roof to include 2 dormer windows, one to the front elevation and one to the rear elevation, and 2 'Velux' windows to the rear elevation.

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- Removal of the existing griselinia hedge onto Knocklyon Avenue and Leylandii trees to the front garden.
- Widening existing vehicular entrance and add new 2m high electric gates and provide a new pedestrian gate.
- New boundary wall 2m high to the front of the house and 2.4m at the rear garden of the house.
- Proposed works measure c.92.9sq.m. as stated.

Zoning:

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

Consultations:

Roads Section – **Additional Information** recommended or **conditions** if granting.

Parks Section – **Additional Information** recommended.

Surface Water Drainage – **Additional Information** recommended.

Irish Water – **Additional Information** recommended.

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

One submission in objection was received for the proposal.

Concerns raised relate to the following:

- No details of how hedge that bounds the front of both properties will be protected during works.

The objection/s and submission/s lodged with the application have been considered in the overall assessment of the development

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD18A/0037: 11, Knocklyon Avenue, Knocklyon, Dublin 16.

Demolition of part of the existing single storey extension to the side of the existing two storey dwelling, the construction of a new two storey detached dwelling on part of the side garden, alterations to the existing entrance and driveway and all ancillary site works.

Decision: **GRANT PERMISSION.**

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Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None.

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 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

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

Section 11.8.2 Appropriate Assessment

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South Dublin County Council House Extension Design Guide (2010)

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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Visual and Residential Amenity
- Access & Parking
- Parks & Landscaping
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Visual and Residential Amenity

Demolition (9.62sq.m as stated)

The rear conservatory and the single storey attached shed to the side(north) will be demolished as part of the proposed development. This is considered to be broadly acceptable in this instance.

Single storey side extension

The extension will be built very closely to the northern site boundary (setback c.0.2m) and will be setback by c.2.7m from the main front building line. It will project outwards by c.2.3m from the main rear building line. It will have a flat parapet roof with 3 roof lights and will have a parapet height of c.2.9m. The extension would visually accord with the character of the area and would not have a significant adverse impact on residential and visual amenity.

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Single storey rear extension

The extension will have a flat parapet roof with 1 rooflight. It will have a parapet height of c.3.3m and will project outwards from the main rear building line by c.2.4m and will be setback from the southern site boundary (front boundary) by c.8.6m. A reasonable level of private open space will remain post completion. The extension would integrate reasonably well with the character of the existing dwelling and would not have a significant adverse impact on residential and visual amenity.

Single storey side (south) extension

This extension will form part of the den room and will have a flat parapet roof with a parapet height of c.3.3m. It will project outwards from the side building line by c.1.7m and will span a width of c.5.4m. It will be setback by c.2.7m from the southern site boundary (front boundary with the street) where the den will have part of the corner window facing onto the new proposed boundary wall and hedge. The extension would integrate reasonably well with the character of the existing dwelling and would comply with the SDCC House Extension Design Guide 2010.

Changes to layout at ground floor to front (no additional floor area)

A larger TV room will be created using the space currently occupied by the front porch area. A smaller porch will be relocated to the centre of the front elevation. The relocated porch and extended TV room will have a flat parapet roof with 2 no. roof lights over with a parapet height of c.2.7m. There will be no further projection outwards from the front of the existing dwelling and no additional floor area provided.

Front and rear dormers (non-habitable)

Both the front and rear dormers will be set appropriately above the eaves and below the ridge of the existing dwelling. Both dormers will be inset by c.2.m from the northern side wall and both will project outwards from the roof by c.2.5m. Both dormers will have a width of c.4.1m. The rear dormer will face directly on to the side of the immediate neighbour to the west (No. 7 Knocklyon Avenue) with a separation for directly opposing above ground floor windows of c.12.5m. However, from site inspection it was ascertained that the above ground floor windows of No.7 are obscure in finish and therefore there will be no undue overlooking to the rear. The front dormer will face directly on to the front elevation of No.11 Knocklyon Avenue where there will be a separation distance of c.24m. Therefore, there would be no undue overlooking and this element of the proposal would comply with *Sc.11.3.1 Residential (v) Privacy* of the SDCC Development Plan 2016-2022.

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Shed

The proposed detached 25sq.m shed in the rear garden will be built to the boundary with the immediate neighbour to the west (No. 7 Knocklyon Avenue). As the shed will be built forward of the front building line of No.7 the shed would obscure the vision for drivers egressing from the vehicular entrance of No.7 therefore creating a traffic hazard. It is considered that the shed should be relocated behind the front building line of No.7 Knocklyon Avenue to address this issue. It is considered this may be addressed by way of **additional information**.

Apex roof and new windows to front elevation

The apex pitched roof element will provide cover for the stairwell and will have a width of c.3m. The apex itself will be set considerably below the new ridge height. New proposed fenestration treatment would visually accord with the character of the area and with the character of the existing dwelling.

First floor rear extension

The extension to bedroom 3 on the south elevation of will be c.6.3sq.m. It will project outwards from the main rear building line by c.1.5m and will span a width of c.5.4m. There will be no significant overlooking or overbearing impact on immediate neighbour in the vicinity.

Removing existing roof and chimney and replacing it with a new roof

The existing dwelling is currently gable fronted with a pitched roof profile and with a ridge height of c.7.33m. The proposal includes for the replacing of this roof type with a new side gable roof with a higher ridge height of c.9.1m. This represents a height difference of c.1.8m. However due to the siting and the location of the existing dwelling it is considered that there will not be a significant adverse impact on residential and visual amenity. The removal of the chimney is considered to be acceptable.

2m wall to front and 2.4m wall to rear

The proposed new boundary wall 2m high to the front of the house will obscure vision for drivers egressing from the vehicular entrance and would be visually out of character in the area. This is covered in further detail in the Access & Parking section of this planning report.

The 2.4m high wall to the rear garden of the house may obscure vision for drivers egressing from the vehicular entrance of No. 7 Knocklyon Avenue. Therefore, to ensure for traffic and pedestrian safety the proposed rear wall on the western site boundary shall be limited to a height of 0.9m along the section where it projects beyond the front building line of No. 7 Knocklyon Avenue. The height of 2.4m is considered to be excessive and in the event of a grant shall be limited to a height of 1.2m for the remainder. It is considered these items may be addressed by way of **condition** in the event of a grant.

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Access & Parking

A report was received from the Roads Section recommending **Additional Information** be requested or **conditions** be attached in the event of a grant. 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:

The application is for a proposed extension to a detached dwelling.

The applicant proposes 2 car parking spaces which is deemed adequate.

The proposed widening of existing vehicular entrance to 4m is above the maximum allowable width of 3.5m.

The proposed front boundary wall height of 2m is above the maximum recommended height for adequate forward visibility for vehicles egressing the applicant's property and that of the neighbouring property at No. 11 Knocklyon Avenue.

*Roads recommend that **additional information** be requested from the applicant:*

1.The applicant is requested to submit accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m to the west of the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of the entrance (when exiting). This will determine the length of front boundary wall that must be limited to a height of 0.9m in order to improve forward visibility for vehicles.

*Should the permission be granted, the following **conditions** are suggested:*

1.The vehicular access points shall be limited to a width of 3.5 meters.

2.The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

3.Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

4.A distance of 600mm shall be maintained between the footpath and tree located in the grass verge in order to protect the tree.

5.Any gates shall not open out over the public domain.

6.All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

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In order to ensure for adequate forward visibility for vehicles egressing from the site and in the interest of traffic and pedestrian safety it is considered appropriate to request the **Additional Information** above. Condition 6 above is unenforceable.

It is noted that the 45m comes from Table 4.2 (Forward Visibility) of DMURS (Design Manual for Urban Roads & Streets) and the 2m comes from Section 4.4.5 (Visibility Splays) of DMURS. Figure 4.63 of DMURS also explains the dimensions.

Parks & Landscaping

A report was received from the Parks Department recommending **Additional Information** be requested. An extract taken from the Parks report states the following:

The Public Realm Section has assessed the proposed development in accordance with the policies and objectives of the County Development Plan 2016-2022 and with best practice guidelines and recommends the following additional information be submitted by the applicant:

1. Landscape Plan

There are concerns with the lack of information submitted in relation to the landscape scheme for the proposed development. The applicant is requested to provide detailed landscape design for the proposed development. Details to be submitted include:

- (a) A scaled plan showing vegetation to be retained and trees and plants to be planted:*
- (b) Proposed boundary treatment:*
- (c) A schedule detailing sizes and numbers of all proposed trees/plants*
- (d) Sufficient specification to ensure successful establishment and survival of new planting.*

2. SUDS

There is a lack of SuDS (Sustainable Drainage Systems) shown for the proposed development. Natural SUDS features shall be incorporated into the proposed drainage system. The SUDS shall be an integrated multi-disciplinary approach which locally addresses water quality, water quantity, and provides for amenity and biodiversity enhancement which meets the objectives of South Dublin County Council Development Plan 2016-2022. The applicant is requested to submit the following:

- (a) A drawing to show how surface water shall be attenuated to greenfield run off rates.*
- (b) Submit a drawing to show what SuDS (Sustainable Drainage Systems) are proposed. Examples of SuDS include permeable paving, filter drain planter boxes or other such SuDS.*
- (c) SUDS Management - The applicant is requested to submit a comprehensive SUDS Management Plan to demonstrate that the proposed SUDS features have reduced the rate of run off into the existing surface water drainage network. A maintenance plan should also be included as a demonstration of how the system will function following implementation.*

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Notwithstanding the report from the Parks Department, it is considered that the 5 no. street trees on the grass verge to the front of the subject site shall be *appropriately protected and a tree bond for each tree* shall be applied by way of **condition** in the event of a grant.

Services and Drainage

Both Irish Water and Surface Water Drainage have issued reports recommending **Additional Information** be requested. An extract taken from the Irish Water report states the following:

IW Recommendation:

Further Information Required

1 Water

1.1 The proposed building to the west of the existing dwelling is approximately 1.9m from a 4 inch uPVC public watermain located under the public footpath to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

1.2 All development shall be carried out in compliance with Irish Water Standards codes and practices.

2 Foul

2.1 The proposed building to the west of the existing dwelling is approximately 1.9m from a 225m public foul sewer located under the public footpath to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

2.2 The applicant has proposed to discharge surface water drainage from the proposed development to the public foul drainage network which is not acceptable. The applicant is required to submit a revised drainage layout drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of

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flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks.

2.3 All development shall be carried out in compliance with Irish Water Standards codes and practices.

It is considered appropriate to request the above **Additional Information**.

An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report: **Further Information** Required:*

1.1 There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

1.2 The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

(i) At least 5m from any building, public sewer, road boundary or structure.

(ii) Generally, not within 3m of the boundary of the adjoining property.

(iii) Not in such a position that the ground below foundations is likely to be adversely affected.

(iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

(v) Soakaways must include an overflow connection to the surface water drainage network and not the combined drainage network discharging to the public foul drainage system as is currently proposed. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie

1.3 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development and shall include these on the revised drainage layout drawing.

Flood Risk Report: No objection subject to:

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to request the above **Additional Information**.

Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- Construction of residential extensions.
- Proposed works measure c.92.9sq.m. (as stated).
- No previous extension as shed to side and rear extension will be demolished.
- Assessable area measures c.52.9sq.m.

| SEA Monitoring Information | |
|-----------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Residential – Extensions | 92.9sq.m. |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 0.06579 |

Conclusion

Request Additional Information.

Recommendation

Request Further Information.

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Further Information

- Further Information was requested on 07/04/2022.
- Further Information was received on 12/07/2022.

No submissions/observations on the further information have been made.

The following Further Information was requested.

Item 1: Road's requirements.

The applicant is requested to submit:

(a) accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m to the west of the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of the entrance (when exiting). This will determine the length of front boundary wall that must be limited to a height of 0.9m in order to improve forward visibility for vehicles. It is noted that the 45m comes from Table 4.2 (Forward Visibility) of DMURS (Design Manual for Urban Roads & Streets) and the 2m comes from Section 4.4.5 (Visibility Splays) of DMURS. Figure 4.63 of DMURS also explains the dimensions.

(b) revised drawings clearly showing a vehicular entrance with a maximum width of 3.5m and limit the boundary walls at vehicle access points to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

Item 2: Services & Drainage Requirements

(a) The proposed building to the west of the existing dwelling is approximately 1.9m from a 4 inch uPVC public watermain located under the public footpath to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant is requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

(b) The proposed building to the west of the existing dwelling is approximately 1.9m from a 225m public foul sewer located under the public footpath to the south of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a sewer of this size. The applicant should engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions should be submitted to the planning authority as a response to Request for

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Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie.

(c) The applicant has proposed to discharge surface water drainage from the proposed development to the public foul drainage network which is not acceptable. The applicant is requested to submit a revised drainage layout drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing should include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing should clearly show that the foul and surface water systems are discharging to separate pipe networks.

(d) There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is requested to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

(e) The applicant is requested to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway should be located fully within the curtilage of the property and shall be:

(i) At least 5m from any building, public sewer, road boundary or structure.

(ii) Generally, not within 3m of the boundary of the adjoining property.

(iii) Not in such a position that the ground below foundations is likely to be adversely affected.

(iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

(v) Soakaways must include an overflow connection to the surface water drainage network and not the combined drainage network discharging to the public foul drainage system as is currently proposed. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdblincoco.ie

(f) The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development and shall include these on the revised drainage layout drawing.

Item 3: Relocate shed.

The proposed detached 25sq.m shed in the rear garden will be built to the boundary with the immediate neighbour to the west (No. 7 Knocklyon Avenue). As the shed will be built forward of the front building line of No.7 the shed would obscure the vision for drivers egressing from the vehicular entrance of No.7 therefore creating a traffic hazard. The applicant is requested to submit revised drawings clearly showing the shed relocated behind the front building line of No.7 Knocklyon Avenue to address this issue.

Further Consultations

Surface Water Drainage – No objections subject to **conditions**.

Irish Water – No objections subject to **conditions**.

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

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Further Submissions/Observations

None received.

Assessment

Item 1: Road's requirements.

The applicant has submitted a cover letter and revised planning drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

Please see attached the additional Information requested in relation to application SD22B/0058 for Aoife and Colin Durkin with an address at 9 Knocklyon Avenue, Templeogue, Dublin 16 S16X4CO.

The additional information drawings include the following.

- Soil Infiltration Rate test as per BRE 365
- Site plan with proposed drainage and soak pit scale 1:100 on A3
- Plan, Side elevation showing low wall and low pillars with railing and electric gate 1:100
- Site plan showing visibility splay 1:200 on A3
- Photographs of Knocklyon Avenue and footpath.
- Irish water web map.

Based on the Additional Information received the Roads Department have issued a report recommending no objections subject to **conditions**. 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:

The application is for a proposed extension to a detached dwelling.

Roads Related Additional Information Requested by SDCC:

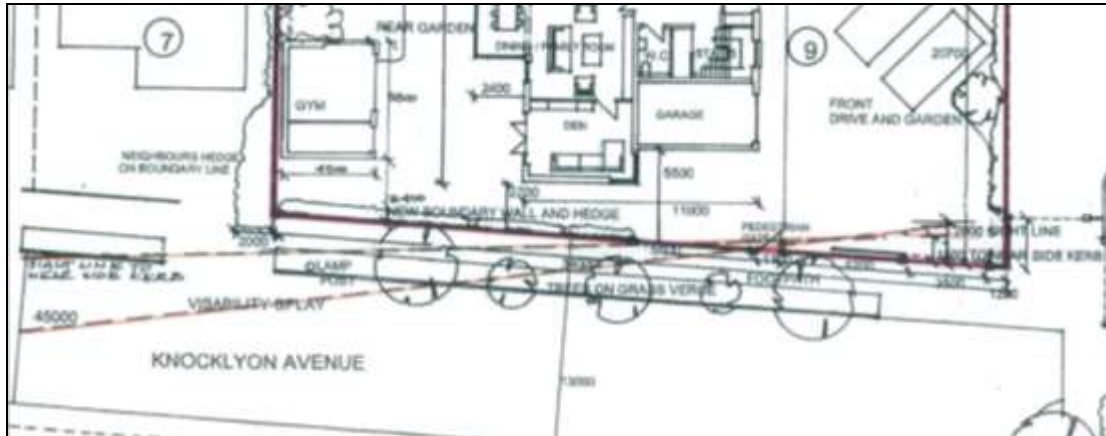
1.(a) The applicant is requested to submit accurate plans demonstrating the provision of a visibility splay of 2.0m x 45m to the west of the entrance. Sightlines should be shown to the near side edge of the road to the right hand side of the entrance (when exiting). This will determine the length of front boundary wall that must be limited to a height of 0.9m in order to improve forward visibility for vehicles. It is noted that the 45m comes from Table 4.2 (Forward Visibility) of DMURS (Design Manual for Urban Roads & Streets) and the 2m comes from Section 4.4.5 (Visibility Splays) of DMURS. Figure 4.63 of DMURS also explains the dimensions.

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Applicant Submitted Response to Additional Information Request:



Roads Department Assessment:

The submitted visibility splay shows two separate sightlines. The required sightline should be taken from a distance 2m back from the edge of the public footpath and extend 45m to the nearside kerb. The submitted drawing shows the sightline to the nearside kerb is only taken from a distance 1.5m back from the edge of the public footpath. This should be amended in order to determine the length of the 0.9m high boundary wall which is required to achieve adequate visibility.

Roads Related Additional Information Requested by SDCC:

1.(b) The applicant is requested to submit revised drawings clearly showing a vehicular entrance with a maximum width of 3.5m and limit the boundary walls at vehicle access points to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

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Record of Executive Business and Chief Executive's Order

Applicant Submitted Response to Additional Information Request:



Roads Department Assessment:

SDCC Roads Department is satisfied that the 900mm railing on top of the 900mm boundary wall provides sufficient visibility to allow for the safe egress of vehicles from the property.

No Roads objections subject to the following condition:

1. The applicant should amend the visibility splay to include a sightline taken from a distance 2m back from the edge of the public footpath and extend 45m to the nearside kerb. This will determine the position at which the front boundary wall can be stepped up from 0.9m whilst still achieving adequate visibility for egressing vehicles.

Planning Department's Assessment

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Section 2.1.2 of DMURS states under the 'Safety' subheading:

“Clearer sightlines and wide carriageways also allow for greater driver reaction time/error correction. Whilst this approach is sensible on isolated roads, within urban areas it can be counter-productive as it may transfer risk to more vulnerable users. Research has found that: The speed at which drivers travel is principally influenced by the characteristics of the street environment (see Figure 2.14). If the design of a street creates the perception that it is safe to travel at higher speeds drivers will do so, even if this conflicts with the posted speed limit.”

It is considered therefore that an additional requirement to provide sightlines for this site and an adjoining site is not necessary and would detract from the streetscape.

Item 2: Services & Drainage Requirements

The applicant has submitted a cover letter, revised planning drawings, Irish Water mapping and Soakaway test results in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

Please see attached the additional Information requested in relation to application SD22B/0058 for Aoife and Colin Durkin with an address at 9 Knocklyon Avenue, Templeogue, Dublin 16 S16X4CO.

The additional information drawings include the following.

- Soil Infiltration Rate test as per BRE 365
- Site plan with proposed drainage and soak pit scale 1:100 on A3
- Plan, Side elevation showing low wall and low pillars with railing and electric gate 1:100
- Site plan showing visibility splay 1:200 on A3
- Photographs of Knocklyon Avenue and footpath.
- Irish water web map.

Based on the Additional Information received Surface Water Drainage and Irish Water have issued reports recommending no objection subject to **conditions**. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

Flood Risk Report: No objection subject to:

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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An extract taken from the Irish Water report states the following:

1 Water

1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

2 Foul

2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

Based on the recommendations set out in the Irish Water and Surface Water Drainage reports the Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item. It is considered appropriate to attach the above **condition** in the event of a grant.

Item 3: Relocate shed.

The applicant has submitted a cover letter and revised planning drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

Please see attached the additional Information requested in relation to application SD22B/0058 for Aoife and Colin Durkin with an address at 9 Knocklyon Avenue, Templeogue, Dublin 16 S16X4CO.

The additional information drawings include the following.

- Soil Infiltration Rate test as per BRE 365
- Site plan with proposed drainage and soak pit scale 1:100 on A3
- Plan, Side elevation showing low wall and low pillars with railing and electric gate 1:100
- Site plan showing visibility splay 1:200 on A3
- Photographs of Knocklyon Avenue and footpath.
- Irish water web map.

Revised planning drawings submitted show that the shed has been moved back (northwards) from its original position by c.3.0m but is not located behind the front building line of No. 7 Knocklyon Avenue. Although the shed has not been relocated behind the front building line of No.7 Knocklyon Avenue the 2.4m high wall to the rear wall on the western site boundary shall be limited to a height of 0.9m along the section where it projects beyond the front building line of No. 7 Knocklyon Avenue by **condition** and shall be limited to a height of 1.2m for the remainder in the interest of road safety.

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Following further consultation with the Roads Department it was recommended that the revised location for the shed would be acceptable in this instance in terms of pedestrian and traffic safety.

Notwithstanding the above, it is considered that the shed would have a detrimental visual impact on the adjoining house and should not be located in front of the building line. A **condition** should be attached to guarantee this.

Other Considerations

Development Contributions

- Construction of residential extensions. Dormers are non-habitable and are not included for development contributions.
- Proposed works measure c.75.36sq.m.
- No previous extension as shed to side and rear extension will be demolished.
- Assessable area measures c.35.36sq.m.

| SEA Monitoring Information | |
|-----------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Residential – Extensions | 92.9sq.m. |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 0.06579 |

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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 2022 -

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2028 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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 12.07.2022, 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. Shed / Gym.
The Gym and bike store structure shall extend no more than 1.5 metres in front of the building line of No. 7 Knocklyon Avenue.
REASON: To maintain an appropriate building line on this residential street and to limit impact on the adjoining property, and in so doing to protect the residential character and amenity of the development.
3. Protection of Street Trees in Grass Margins
The applicant is to ensure the protection of the existing street trees (5 No.) to be retained through the installation of suitable tree protection fencing in order to protect the existing trees during the construction works. Protective tree fencing must be erected prior to all construction operations occurring on site. Fencing to be in accordance with BS 5837 and as specified. This fencing, enclosing the tree protection areas must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas.
REASON: In the interests of visual amenity and of protecting existing trees.
4. Rear Wall
The 2.4m high wall to the rear garden of the house may obscure vision for drivers egressing from the vehicular entrance of No. 7 Knocklyon Avenue. Therefore to ensure for traffic and pedestrian safety the proposed rear wall on the western site boundary shall be limited to a height of 0.9m along the section where it projects beyond the front building line of No. 7 Knocklyon Avenue and shall be limited to a height of 0.9m for a length of 2 metres along the proposed front wall for No. 9 Knocklyon Avenue to allow for appropriate visibility for vehicles exiting from No. 7 Knocklyon Avenue.
Reason: In the interest of road safety and proper planning and sustainable development.

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5. Tree Bond

A tree bond of €7,500 (seven thousand five hundred euros) shall be lodged with the Planning Authority to ensure the protection of the existing street tree in the grass margin during the course of the development works. The bond will only be refunded upon receipt by SDCC Public Realm Section of a satisfactory post-construction arboricultural assessment undertaken a minimum 12 months after the completion of all site works and carried out by a suitably qualified arborist and provided that the trees proposed for retention are alive, in good condition with a useful life expectancy.

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

6. Rear garden wall boundary with No. 7 Knocklyon Avenue.

The height of the rear garden wall shall be limited to a maximum height of 2 metres. This measurement does not apply to the section of wall that projects forward of the front building line of No.7 Knocklyon Avenue as this will be limited to a maximum height of 0.9m.

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

7. (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 Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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

(iii). All development shall be carried out in compliance with Irish Water Standards codes and practices.

(iv). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(v). 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.

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

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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 people could reasonably expect a level of quietness, the proper planning and sustainable

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development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

8. **Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €3,694.77 (three thousand six hundred and ninety four euros and seventy seven 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.

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.

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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.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.


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REG. REF. SD22B/0058


LOCATION: 9, Knocklyon Avenue, Templeogue, Dublin 16, D16X4C0



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: 8/8/22



Eoin Burke, Senior Planner