

# Comhairle Chontae Atha Cliath Theas

**PR/0999/22**

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

**Reg. Reference:** SD22B/0276      **Application Date:** 15-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 15-Jun-2022

**Correspondence Name and Address:** DHArchitectural Clownings, Newbridge, Co. Kildare

**Proposed Development:** (A) Single Storey Extension to the side and rear to provide a new entrance lobby and conversion of the existing garage to provide a new bedroom and shower room  
(B) Single storey extension to the rear of the dwelling to provide enlarged kitchen living areas  
(C) New window to existing en-suite at first floor gable, along with all associated site development and facilitating works

**Location:** 15, Cypress Grove South, Templeogue, Dublin 6w

**Applicant Name:** Wendy Monaghan

**Application Type:** Permission

(AOCM)

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

Site Area: stated as 0.0342 hectares.

### **Site Description:**

The site contains a two-storey, semi-detached house located on Cypress Grove South in a row of similar dwellings. The surrounding area is residential in nature.

### **Proposal:**

**Permission** is sought for the following:

- Single storey side extension and garage conversion to provide lobby, toilet/shower room and bedroom/office
- Single storey rear extension
- New window at first floor level serving en-suite on gable wall

### **Zoning:**

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

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### **Consultations:**

Water Services – No response received at time of writing (02/08/2022)

Irish Water – No response received at time of writing (02/08/2022)

### **SEA Sensitivity Screening**

Indicates no overlap with relevant environmental layers.

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

Submission expiry date – 19 July 2022

No submissions or observations were received

### **Relevant Planning History**

None recorded for subject site.

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

### **Relevant Policy in South Dublin County Council Development Plan 2022-2028**

*Chapter 4 Green Infrastructure*

*Section 4.1 Methodology*

*GI1 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

*Section 4.2.1 Biodiversity*

*GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

*Section 4.2.2 Sustainable Water Management*

*GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

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### *Section 6.8.2 Residential Extensions*

*Policy H14: Support the extension of existing dwellings subject to the protection of residential and visual amenities.*

*H14 Objective 1: 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 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

### *Section 11.1 Water Supply and Wastewater*

#### *Section 11.1.1 Irish Water*

#### *Section 11.1.2 Water Supply*

#### *Section 11.1.3 Wastewater*

*IE2 Objective 9: To ensure that all new developments in areas served by a public foul sewerage network connect to the public sewerage system*

*IE2 Objective 10: To require all development proposals to provide a separate foul and surface water drainage system – where practicable*

### *Section 11.2 Surface Water and Groundwater*

#### *Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)*

#### *Policy IE3: Surface Water and Groundwater*

*Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.*

## *Chapter 12 Implementation and Monitoring*

### *Section 13.5.8 Residential Consolidation*

#### *Extensions*

*The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.*

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### **Relevant Government Policy & Guidelines**

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

*Regional Spatial and Economic Strategy, Eastern & Midlands Regional Assembly, 2019.*

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).*

*Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).*

*Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG, 2009.*

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Policy**

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*  
A house extension (residential development) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out under the current Plan.

### **Residential and Visual Amenity**

Side Extension and Garage Conversion

The existing, single storey flat roof side garage would be extended and converted to provide for a lobby, shower room and bedroom/office, with a hipped roof finished with a selected raised seam roof sheeting. A new door and full height vertical window would be placed on the front elevation, with a slight overhang of the roof to provide cover at the entrance. The lobby would be setback sufficiently from the front building line of the main dwelling to differentiate the extension works from the original dwelling. This is considered acceptable and in compliance with the recommendations of the House Extension Design Guide.

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The garage conversion would provide for a shower room and bedroom/office to the rear, with a minor rear extension to the garage to create a uniform rear building line with the proposed rear extension to the living area. A window would be placed on the rear elevation, matching existing fenestration. In the event of a grant, a **condition** should be attached prohibiting the future subletting or subdivision of the extension/conversion from the main dwelling.

The garage extension and conversion are considered acceptable.

### Rear Extension

The rear extension would project 3.385m from the rear building line of the existing dwelling and would have a hipped roof with 2 no. rooflights. Triple glazed sliding doors would be placed on the rear elevation. The parapet height of the extension would be approximately 3m. The extension would provide for an extension to the existing kitchen. It is noted that the neighbouring dwelling has an extension of a similar scale.

A garden in excess of 70 sq.m would be maintained. It is not considered that the extension would give rise to any substantial loss of daylight or overshadowing and is considered to be in compliance with the recommendations of the House Extension Design Guide. On this basis, the rear extension is considered acceptable.

### Other Alterations

An obscure glazed window would be located on the side gable wall at first floor level to serve an en-suite bathroom. This is considered acceptable. A rooflight would also be placed on the hip of the roof, serving the attic. This is considered acceptable.

### **Green Infrastructure**

The subject site is not located within a Core Area, Primary GI Corridor or Secondary GI Link, as per figure 4.4 of the County Development Plan.

The applicant has not proposed any Sustainable urban Drainage Systems. A **condition** should be included in the event of a grant requiring the applicant to submit SuDS proposals for the written agreement of the Planning Authority prior to the commencement of development.

### **Water Supply and Wastewater**

To determine the acceptance of the foul water proposals, the applicant should be requested by **condition** to provide existing and proposed foul water drainage layouts for the agreement of the Planning Authority prior to the commencement of development.

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### **Screening for Appropriate Assessment**

The subject site is not located within nor within close proximity to a European site. The proposed development is on Cypress Grove South, an established residential area. The development comprises provision of a ground floor extension and garage conversion.

Having regard to:

- the small residential scale of the development,
- the location of the development in an established urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### **Environmental Impact Assessment**

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Other Considerations**

#### **Development Contributions**

No existing extensions

Garage conversion to habitable: 16.12 sq.m  
Ground floor extensions: 28.21 sq.m (lobby 7 sq.m+rear 21.2 sq.m)

Assessable Area: 4.33 sq.m

### **SEA Monitoring Information**

Building Use Type Proposed: Residential Extension  
Floor Area: 44.33 sq.m  
Land Type: Urban Consolidation  
Site Area: 0.0342 Hectares.

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to **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

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planning and sustainable development of the area. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 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 in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. (a) External Finishes.  
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.  
REASON: In the interest of visual amenity.  
(b) Restriction on Use.  
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.  
REASON: To prevent unauthorised development.  
(c) Drainage - Irish Water.
  - (i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
  - (ii) There shall be complete separation of the foul and surface water drainage systems,

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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:

- 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



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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. Sustainable Urban Drainage Systems (SuDS)

Prior to the commencement of development, the applicant shall submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete
- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes water butts
- Other such SuDS

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

REASON: To ensure the adequate provision of SuDS.

### 4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €417.96 (four hundred and seventeen euros and ninety six 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.

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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.

### 5. Foul Drainage

Prior to the commencement of development, the applicant shall submit for the written approval of the Planning Authority a 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 AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All works are to comply with Irish Water Standard Details for Wastewater Infrastructure available at (<https://www.water.ie/connections/Wastewater-Standard-Details.pdf>)

REASON: To ensure the suitable provision of foul drainage and to protect public health

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**REG. REF. SD22B/0276**

**LOCATION: 15, Cypress Grove South, Templeogue, Dublin 6w**

*Johnston*  
**Jim Johnston,**  
**Senior Executive Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

**Date:**

9/8/22

*Eoin Burke*  
**Eoin Burke, Senior Planner**