

# Comhairle Chontae Atha Cliath Theas

**PR/1014/22**

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

**Reg. Reference:** SD21B/0639      **Application Date:** 20-Dec-2021  
**Submission Type:** Additional Information      **Registration Date:** 13-Jul-2022

**Correspondence Name and Address:** Joe Fallon Design 1A, Ryland Street, Bunclody, Co. Wexford

**Proposed Development:** Demolition of existing chimney and single storey conservatory and kitchen extensions to the rear; construction of two storey extension to the front of the existing dwelling; construction of single storey flat roof extension to the rear with rooflights; construction of new first floor extension over the existing garage, with partial conversion of garage; conversion of existing hip roof to a gable roof; new dormer extension to existing attic; widen existing vehicular entrance to 3.5m and all associated site works.

**Location:** 29, Springfield Road, Dublin 6w

**Applicant Name:** Piaras & Claire Flynn

**Application Type:** Permission

(CM)

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

#### Site Description

The site accommodates a 2-storey semi-detached house with pitched roof, located in an established residential area. The house backs onto an educational campus and associated playground/pitches.

Site Area: 0.00293 Ha.

Site Visit: 14/2/2022

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### **Proposal:**

Demolition of existing chimney and single storey conservatory and kitchen extensions to the rear:

- construction of **two storey extension to the front** of the existing dwelling;
- construction of **single storey flat roof extension to the rear** with rooflights;
- construction of **new first floor extension over the existing garage,**
- with **partial conversion of garage;**
- **conversion of existing hip roof to a gable roof;**
- **new dormer extension to existing attic;**
- widen existing vehicular entrance to 3.5m;
- and all associated site works.

### **Zoning:**

'RES' – 'To protect and/or improve residential amenity.'

### **Consultations:**

Water Services	Requests Additional Information.
Irish Water	No objection, subject to conditions.
Roads	No objection, subject to conditions.

### **SEA Screening**

No overlap with the relevant environmental layers.

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

None.

### **Relevant Planning History**

None.

### **Relevant Enforcement History**

None.

### **Pre-Planning Consultation**

None recorded for subject site.

### **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.*

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*Section 9.3.4 Non-Designated Areas*

*Policy HCL 15 Non-Designated Areas*

*Objective 3 – To protect existing trees, hedgerows, and woodlands...*

*Section 11.3.3 Additional Accommodation*

*Section 11.3.3 (i) Extensions*

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

### **National Guidelines & Policy relevant to Development Management in SDCC**

#### Ministerial Guidelines and Policy

**Project Ireland 2040 National Planning Framework**, Government of Ireland (2018).

**Regional, Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

**Rebuilding Ireland: Action Plan for Housing and Homelessness**, Government of Ireland (2016).

**Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities**, Department of Housing, Planning and Local Government (2020).

**Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas**, Department of the Environment and Local Government (2009).

**Urban Design Manual**, Department of the Environment, Heritage and Local Government, (2008).

**Urban Development and Building Heights Guidelines for Planning Authorities**, (2018)  
**Quality Housing for Sustainable Communities-Best Practice Guidelines**, Department of the Environment, Heritage and Local Government (2007).

**Design Manual for Urban Roads and Streets** Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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**Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities**, Department of the Environment, Heritage and Local Government, (2009).

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

**Departmental Circulars**, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy

Circular NRUP 02/2021 - Residential Densities in Towns and Villages

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council policy;
- Residential amenity and visual impact;
- Water
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

### **Zoning and Council Policy**

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to extensions to dwellings.

### **Residential Amenity and Visual Impact**

#### **Demolition**

The proposed demolition of rear extensions and chimney would not detract from the character of the area or undermine the land-use zoning objective, either on its own or as part of this development.

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### 2-Storey Front Extension and First Floor Side Extension

The proposed development would provide for a gable-fronted 2-storey extension to the lefthand side of the front façade (as viewed from the street). To the side, the house is proposed to be extended to the site boundary.

The combined impact of the proposed extensions to the front and side is considered to be overbearing and out of character. The main objectionable element is the 2-storey projecting element to the front. When combined with the side extension to the site boundary, this would be out of character with the area and would contravene the following guidance in the SDCC House Extension Design Guide (2010):

- if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;
- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change;
- 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.

The applicant should be requested to alter the proposed development by way of setting back the front elevation above the garage. This impacts the proposed bedroom above the garage and would additionally impact the proposed front dormer/gable. This should be addressed by **additional information**.

### Site Boundary and Flashing/Eaves

The proposed roof conversion is assessed below. The combination of the side extension and roof above appears to provide for development that would overhang the property boundary and would thus be outside the red line boundary of the application. The applicant should revise this element of the development by way of **additional information**.

### Roof Profile and Attic Conversion

The proposed transition from a hipped roof to a pitched roof with side gable is not supported in the SDCC House Extension Design Guide, and South Dublin County Council does not generally support such conversions of semi-detached dwellings, especially where they are extending to the side. The Planning Authority does take a flexible attitude to roof conversions and generally

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allows the use of half hip roof profiles to facilitate attic conversions. The applicant should be requested to revise their plans as part of **additional information**.

#### Rear Dormer

The proposed rear dormer is acceptable in terms of scale and apparent separation from the party boundary, set out as 560mm on the submitted drawings, and there is an adequate setback from the eaves. The dormer would also be at a lower level than the ridge height of the main roof. This is acceptable.

#### Rear Extension

The proposed rear extension would comprise a staggered rear façade at ground level with screen windows opening onto a patio. The extension would be flat roofed and would be 5-6m deep. The extension would be flush with the southern property boundary and separated from the northern boundary by about 1 metre. The flat roof would similarly be provided in two parts, with a 3.61m high parapet to the northern portion of the extension, and a 3.81m high parapet to the southern portion.

The ground level appears lower to the rear of the site, and the proposed extension would have at-grade access to a new patio to the rear; however, the proposed party boundary wall appears to maintain adequate privacy by way of its height.

Though the extension is quite deep as well as tall at the southern boundary, the orientation of the party boundary necessitates that it tapers away from the house to the south, thereby mitigating the impact of the development.

The rear extension is acceptable.

#### Extension of Vehicular Access

In terms of visual impact, there are no issues with the widening of the vehicular access. In terms of residential amenity, it is considered appropriate to limit vehicular accesses to 3.5m in support of pedestrian safety and comfort. The proposal meets this standard.

#### **Access, Transport and Parking**

The Roads Department has stated no objection subject to **conditions** relating to dishing and widening of the curb, gates opening inwards, and vehicles to exit the site in a forward direction. The latter requirement is not enforceable and should not be a condition of permission.

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### **Water**

The Environmental Services Department has sought additional information in order that percolation testing results and design details are provided for the proposed soakaway. As there are other issues with the development, it is considered appropriate to include this as an item of **additional information**.

Irish Water has stated no objection, subject to **conditions** that all works are carried out according to their standard details. This is noted.

### **Screening for Appropriate Assessment**

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### **Screening for 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.

### **Conclusion**

An extension at this site is acceptable in principle subject to some changes which the applicant should be requested to consider by way of additional information.

### **Recommendation**

Request Additional Information.

### **Additional Information**

Additional information was requested on 22<sup>nd</sup> February 2022 and received on 13<sup>th</sup> June 2022.

### **Further Consultations**

Water Services                      No objection, subject to conditions.

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

No third party submissions have been formally received as the additional information received was not considered to be significant. The applicant has, however, submitted a number of letters of support from neighbours.

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

Section 6.8.2 Residential Extensions  
Policy H14 Residential Extensions

Section 12.6.8 Residential Consolidation (v) Extensions

(References are made to South Dublin County Council House Extension Design Guide (2010))

### **Assessment of Additional Information**

#### **Item 1**

The combined impact of the proposed extensions to the front and side is considered to be overbearing and out of character. The main objectionable element is the 2-storey projecting element to the front. When combined with the side extension to the site boundary, this would be out of character with the area and would contravene the guidance in the SDCC House Extension Design Guide (2010)

The applicant is requested to alter the proposed development by way of setting back the front elevation above the garage. This impacts the proposed bedroom above the garage and would additionally impact the proposed front dormer/gable. The SDCC House Extension Design Guide (2010) recommends a setback of 50cm at first floor level for such side extensions.

#### **Response**

The applicant has not proposed to alter the proposal. In their written response, they highlight that a similar front extension feature is located across the street at 'Glendel'. The applicant has also submitted a letter of support from residents at No. 38, the house opposite (Glendel is located next door to this house), and the residents of No. 27, the neighbouring house to the north, which would be most impacted by the proposed development.

#### **Assessment**

"Glendel" was permitted in 2004 (SDCC Ref. SD03A/0455); the front projection matches the plans submitted at the time.

Having regard to the pattern of development in the area and the following guidance in section 12.6.8 of the County Development Plan:

"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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It is considered that, notwithstanding the guidance in the House Extension Design Guide, the development can be permitted.

#### **Item 2**

(a) The combination of the side extension and roof above appears to provide for development that would overhang the property boundary and would thus be outside the red line boundary of the application. The applicant is requested to revise this element of the development by way of additional information.

(b) The proposed transition from a hipped roof to a pitched roof with side gable is not supported in the SDCC House Extension Design Guide, and South Dublin County Council does not generally support such conversions of semi-detached dwellings, especially where they are extending to the side. The Planning Authority does take a flexible attitude to roof conversions and generally allows the use of half hip roof profiles to facilitate attic conversions. The applicant is requested to revise their plans as part of additional information.

#### Response

- (a) The development is to be inside the site boundaries and no overhanging will occur.
- (b) The proposed transition from hipped roof to pitched roof is considered to complement the adjoining property, No. 31, permitted under SD08B/0375.

#### Assessment

- (a) This can be guaranteed by condition without the need for agreement of revised plans.
- (b) As per section 12.6.8 of the new County Development Plan, the pitched roof can be permitted, having regard to what has been previously permitted in the area under SD08B/0375.

#### **Item 3**

(a) 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.

(b) The applicant is requested to submit a revised drawing showing plan & 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.

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### Response

The applicant has provided soil percolation testing and a BRE design report, and drainage layout drawings.

### Assessment

The Environmental Services Department has stated no objection, subject to standard conditions, on the basis of the information submitted.

### **Screening for Appropriate Assessment**

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### **Screening for 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**

#### **Bonds & Contributions**

Residential Extension (not including non-habitable attic)	55m <sup>2</sup>
Partial conversion of garage.	3m <sup>2</sup>
Existing Extensions: An existing sunroom is being removed as part of the development.	Nil.
Total Assessable Area (minus 40 Sq.m allowance)	18m <sup>2</sup>

#### **SEA Monitoring**

Development Type	Residential
Development Floor Area (Sq.m.)	61m <sup>2</sup>
Site Type	Brownfield / Urban Consolidation
Site Area (Ha.)	0.0293

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### **Conclusion**

Having due regard to the South Dublin County Council House Extension Design Guide (2010), it is considered that the proposed development:

- Would not be seriously injurious to adjoining properties or the residential character of the area;
  - Would comply with the 'RES' land-use zoning objective and the relevant policies and sections of the South Dublin County Council Development Plan 2022 – 2028;
- and would therefore support the proper planning and sustainable development of the area.

**Recommendation:** Grant permission

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 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 13th July 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. Dish Kerb and Footpath.  
The kerb and footpath of the public road at the vehicle entrance(s) shall be,  
(a) dished and a widened dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense, and  
(b) all works shall be completed fully in accordance with the terms of a Road Opening Licence to be obtained by the applicant, developer, or owner from the Council prior to

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commencement of any works in the public domain.

REASON: In the interest of public safety and the proper planning and sustainable development of the area, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10.

3. Gates.

No gate to be installed or erected shall be capable of opening across any public footpath, cycle-track, roadway or right of way, and any front entrance pillars shall be a maximum height of 1.2m .

REASON: In the interests of visual amenity and pedestrian safety.

4. (a) External Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

REASON: In the interest of visual amenity.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(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.

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

### 5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,880.82 (one thousand eight hundred and eighty euros and eighty two 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

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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: 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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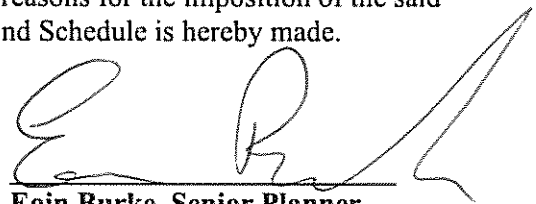
**REG. REF. SD21B/0639**

**LOCATION: 29, Springfield Road, Dublin 6w**

  
\_\_\_\_\_  
**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, Senior Planner**