

Comhairle Chontae Atha Cliath Theas

PR/1016/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0212 **Application Date:** 13-May-2022
Submission Type: Additional **Registration Date:** 15-Jul-2022
Information

Correspondence Name and Address: Alison Clarke, Module 1st Floor, 2 Chapel Hill,
Lucan, Co. Dublin, K78 A6P7

Proposed Development: Retention of single storey lean-to extension to side
(northwest) of the dwelling including utility and store
room, door to front and rear of the extension, 2
rooflights (north west elevation); Front entrance
door/porch with 2 opaque glass panels to either side
inclusive of all associated site works.

Location: 24, Ballyowen Avenue, Lucan, Co. Dublin

Applicant Name: Caitriona Conway

Application Type: Retention

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.024 hectares.

Site Description:

This corner site contains a two storey, semi-detached house, located on Ballyowen Avenue in a row of similar dwellings. The surrounding area is residential in nature.

Site visited:

3 June 2022

Proposal:

Retention is sought for the following:

- Single storey lean-to side extension with 2 rooflights (12.5 sq.m)
- Front entrance door/porch (2 sq.m)

Zoning:

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

Consultations:

Surface Water Drainage – No report to date, informal email consultation 23 June

Irish Water – No report to date, informal email consultation 23 June

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SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 16 June 2022

No submissions or observations received.

Relevant Planning History

None recorded for subject site.

Nearby Sites

SD16B/0210: Permission for first floor bedroom extension to the rear. **The retention of the existing ground floor porch enclosure to the front**, a widening entrance to the public roadway, the existing single storey ground floor conservatory to the rear, a single storey detached store (for domestic use purposes) in the rear garden, the existing attic conversion (for use as a domestic store) and associated 'Velux' type roof windows to the side and rear roof slopes. **Permission granted.**

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 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.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

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 of the Environment, Heritage and Local Government, (2007).*

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Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal comprises retention of a front porch and side extension. No other changes are noted from drawings.

Front Porch

The original dwelling had an open porch with a hipped roof. The applicant has enclosed this space with glazing and a new front door, providing an additional 2 sq.m internal floor area for the dwelling. The front porch does not affect the driveway length and the roof profile has been maintained. These works are considered acceptable.

Side Extension

A side extension has been constructed along the western elevation, up to the site boundary. The extension has a mono-pitch roof with 2 no. rooflights. The extension includes a 3.3 sq.m store to the front, and a 9.2 sq.m utility room to the rear. The utility room is directly accessible from the main dwelling and provides rear access. There is a door on the front elevation serving the store room, which connects to the utility. The side extension is setback approximately 2.3m from the front building line of the dwelling. The extension is considered to be acceptable.

Services, Drainage and the Environment

Water Services and Irish Water provided informal consultation by email (23 June). Their response recommends that the applicant would need to *'ensure they have a 3m clearance from their building to the pipe as per Irish Water regulations drawing STD-W-11.'*

It is noted that there is Irish Water infrastructure to the west of the site, outside the site boundary. The side extension has been constructed up to the site boundary and the applicant would need to show that sufficient distance has been maintained to the watermain. In this regard, the applicant should be requested to submit **additional information**, clearly identifying all Irish Water infrastructure in the area, stating the distances that have been maintained to these and demonstration compliance with Irish Water regulations. This is considered necessary as **additional information** as the works have already been undertaken, and it would not be

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appropriate to grant permission for these works unless it can be confirmed beforehand that all regulations have been complied with in advance.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

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

Environmental Impact Assessment

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

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, relevant national guidelines and regulations and the location of the works for which retention is sought, it is considered necessary to request the following item of additional information prior to determining a final decision:

- Drawing clearly stating distances to Irish Water watermain to the west of the site on Ballyowen Drive and demonstrating compliance with Irish Water 'Water Infrastructure Standard Details'

Recommendation

Request Further Information.

Further Information

Further Information was requested on 06/07/22

Further Information was received on 15/07/22

Consultations

Water Services – No objection (response by email 09/08/2022)

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Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

From Irish Water maps it appears that there is a watermain in the public road on the other side of the site boundary. The applicant is requested to submit a detailed drawing clearly showing the distances between the side extension and any Irish Water infrastructure, demonstrating compliance with Irish Water 'Water Infrastructure Standard Details'. 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.

Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 15th July 2022.

Water Services have reviewed the additional information submitted and have stated no objection to the development.

South Dublin County Development Plan 2022 – 2028

This application has been assessed against the new Development Plan, effective from August 3rd, 2022, and it is considered that all policies and objectives of the Plan are complied with where relevant.

With regard to Chapter 4 of the Development Plan 'Green Infrastructure', the subject site is not located within a Core Area, Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). The development has resulted in a minor increase in the floorplate of the dwelling; however, it appears that all works have been undertaken on lands that already comprised hardstanding. In this regard, there would be a limited impact in terms of additional runoff from the site.

Conclusion

The development subject to conditions, is considered to be acceptable.

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Development Contributions

Development Contributions

Existing extensions (not subject to application):	15.4 sq.m
Retention:	14.54 sq.m
Assessable area:	14.54 sq.m

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	14.54 sq.m
Land Type:	Urban Consolidation
Site Area:	0.024 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 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 Retention 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.

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SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be retained fully in accordance with plans, particulars and specifications lodged with the application, as amended by further information submitted on 15/07/22, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is 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, 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.
3. Financial Contributions.
The developer shall pay to the Planning Authority a financial contribution of €1,519.28 (one thousand five hundred and nineteen euros and twenty eight cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.
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

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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.

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REG. REF. SD22B/0212

LOCATION: 24, Ballyowen Avenue, Lucan, Co. Dublin


Eoin Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention 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: 11/8/22


Eoin Burke, Senior Planner