

Comhairle Chontae Atha Cliath Theas

PR/1043/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0284 **Application Date:** 21-Jun-2022
Submission Type: New Application **Registration Date:** 21-Jun-2022
Correspondence Name and Address: Liam Baker 19, Aranleigh Gardens, Rathfarnham,
Dublin 14
Proposed Development: Single story side and rear extension with new
window to the side ground floor
Location: 2, Beechdale Road, Oldcourt, Dublin 24, D24 PW22
Applicant Name: Emma Ni Cnaimhin
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0262 hectares.

Site Description:

The site contains a two-storey, semi-detached house located at the confluence of Beechdale Road and Beechdale Place. There is a mature hedgerow to the front of the dwelling, and the side boundary is comprised of a wall, part brick and part pebbledash, facing Beechdale Place.

The surrounding area is primarily residential in nature, with local neighbourhood uses located to the south.

Proposal:

Permission is sought for the following:

- Single storey side and rear extension (58 sq.m)

Zoning:

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

Consultations:

Water Services – No response received at time of writing (04/08/2022)

Irish Water – No response received at time of writing (04/08/2022)

SEA Sensitivity Screening

Indicates no overlap with relevant environmental layers.

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Submissions/Observations /Representations

Submission expiry date – 25 July 2022

No submissions or observations were received

Relevant Planning History

SD02A/0188: Residential development of 290 no. dwellings consisting of 6 no. 4 bed detached houses, 120 no. 3 and 4 bed semi-detached houses, 54 no. 3 and 4 bed terraced houses and 106 no. 2 bed apartments and 4 no. 2 bed apartments over a local centre of 1389m² including a 229m² creche, a 154m² community facility unit with 7 other neighbourhood units along with all associated public open space, site services and infrastructural works, including realignment of Old Court Road and Daletree Road on site of approx. 21 acres located North of Old Court Road and west of Daletree Road with access off Old Court Road and Daletree Road at Ballycullen. This development includes a 1.95 Acre portion of Class 1 Public Open Space located east of Woodstown Abbey Estate and South of Orlagh Grove Estate in an area designated for Public Open Space in accordance with the Ballycullen - Oldcourt Action Plan. **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 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

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accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

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 11.2.1 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.

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.

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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

Garage Side Extension

The side garage would have a flat roof and parapet height of 3.5m, infilling the entire side access serving the rear of the property, and would be constructed up to the southwestern site boundary. It is not clear from the drawings provided whether the site boundary would be replaced by the wall of the garage, or if the garage would be constructed inside of the boundary wall. This should be clarified by **condition**. The House Extension Design Guide states that prominent parapet walls and flat roofs on prominent extensions should be avoided. The parapet height of 3.6m is considered excessive and, given the sites location on a prominent corner, the height of this parapet wall is not considered acceptable. The applicant should be requested to submit revised drawings, either reducing the parapet height to no more than 3m or amend the roof proposal for the extension to provide a hipped roof, more in keeping with the style of the dwelling and pattern of development in the area. This should be addressed by **condition**.

The garage would be constructed up to the front building line of the main dwelling, and a garage door would be located on this elevation. It is considered appropriate to recess the extension behind the front building line of the main dwelling to clearly denote it as an ancillary addition. This should be addressed by **condition**.

To improve the appearance of passive surveillance, additional high-level windows should be included on the side elevation, serving the garage and utility room. This should be addressed as **condition**.

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Rear Extension

The rear extension would span the full width of the property and would project 4.3m from the existing rear building line of the main dwelling. The extension would have a flat roof with 2 no. rooflights and a parapet wall height of 3.6m. As addressed above, the parapet wall height is not considered appropriate and should be amended by **condition**.

A rear garden in excess of 60 sq.m would be retained. It is considered likely that there would be some overshadowing of the neighbouring dwelling however, this is not considered to be significant, and it is noted that other similar works have been undertaken in the area.

Green Infrastructure

The subject site is note 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 will increase the floorplate of the dwelling, however, will not result in the loss of any grassland or permeable surfaces as the area where the garage and rear extension are proposed is already hardstanding paving. In this regard, there would be a limited impact in terms of additional runoff from the site.

The applicant has indicated that the remaining rear garden area would be grassed. Other than indicating grass, 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

From a review of Irish Water maps, it appears that suitable setback distances are maintained to all relevant infrastructure, and it is therefore not considered that there would be any harmful impacts to water or wastewater services as a result of this development.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is on Beechdale Road, an established residential area. The development comprises retention of extensions and attic/garage conversions.

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,

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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.

Development Contributions

Development Contributions

No existing extensions

Proposed extensions (measured from drawings):

- Garage (non-habitable): 19.7 sq.m
- Utility room: 7.16 sq.m
- Rear extension: 35.4 sq.m

Assessable Area: 2.56 sq.m

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	62.26 sq.m
Land Type:	Urban Consolidation
Site Area:	0. 0262 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 the said development in accordance with the said plans and particulars, subject to the condition(s)

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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. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-
 - (a) The parapet height is considered excessive and shall either be reduced to no more than 3m, or the roof profile shall be altered to incorporate a hipped roof, in keeping with the character of development in the area. Revised plans are required in either instance;
 - (b) The garage extension shall be recessed a minimum of 0.5m from the front building line of the main dwelling to clearly identify this as a later addition;
 - (c) Additional windows shall be included on the side elevation to serve the garage and utility room, to improve the appearance of passive surveillance at this location;
 - (d) The door serving the garage shall incorporate vertical elements, in compliance with the recommendations of the South Dublin County Council House Extension Design Guide.REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. (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,

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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.

(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

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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.

4. Sustainable Urban Drainage Systems (SuDS) and Landscaping

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. Prior to the commencement of development, the applicant shall submit the following:

a) 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
- SwalesPermeable Paving
- GrasscreteChannel
- Rills
- Planter Boxes
- Water Butts
- Other such SuDS

b) A summary, in a digital format, quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

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

REASON: To ensure the adequate provision of SuDS

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5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €267.49 (two hundred and sixty seven euros and forty nine cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

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

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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REG. REF. SD22B/0284

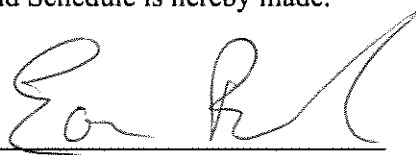
LOCATION: 2, Beechdale Road, Oldcourt, Dublin 24, D24 PW22



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: 15/8/22



Eoin Burke, Senior Planner