

Comhairle Chontae Atha Cliath Theas

PR/1046/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0290 **Application Date:** 22-Jun-2022
Submission Type: New Application **Registration Date:** 22-Jun-2022
Correspondence Name and Address: Joe Fallon Architectural Design Ltd Ryland House,
Ryland Street, Bunclody, Co. Wexford
Proposed Development: Single storey extension to the rear with new roof
lights; Dormer extension to the side; Dormer
extension to rear and Minor alterations to front porch
and all associated site works.
Location: 7, Castleside Drive, Rathfarnham, Dublin 14
Applicant Name: Caroline Quinn
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0403 Hectares.

Site Description:

The site contains a large two storey detached dwelling with single storey extension to the rear. The site is located within a cul-de-sac within the Castleside residential area which bounds Castle Golf Club to the east.

The streetscape of Castleside Drive is characterised by a mix of house types. This side of the street has a uniform building line whilst the opposite side of the street has a staggered building line.

Proposal:

- Single storey extension to the rear with new roof lights;
- Dormer extension to the side;
- Dormer extension to rear and
- Minor alterations to front porch and all associated site works.

Zoning:

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

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Consultations:

Surface Water Drainage –	No report received; standard conditions apply.
Irish Water –	No report received; standard conditions apply.
Roads -	No objections subject to conditions.
SEA Sensitivity Screening -	No overlap indicated.

Submissions/Observations /Representations

A submissions and representations were submitted from neighbouring third parties. The main issues raised are summarised below:

- Resident's concern regarding side dormer overlooking to adjacent property (permanently frosted proposed).
- Concern to reduce rear dormer slightly to allow full sunlight to neighbouring skylight.
- Concerns to reduced rear extension to 3m.
- Concerns to prevent any overlooking with garden decking.

The issues raised in the third-party submission have been considered in assessing this planning application.

Relevant Planning History

None for subject site.

Adjacent sites:

SD14B/0297/EP - 12, Castleside Drive, Dublin 14. Granted permission for Demolition of existing single storey element to south; construction of new two storey extension to south; remodelling to front and rear elevations; internal remodelling; attic conversion including new dormer windows to rear and apex rooflight; all associated drainage, site development and landscaping works.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Policy H14: Residential Extensions 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

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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).

H14 Objective 2: To review and update the South Dublin County Council House Extension Design Guide, 2010 during the lifetime of this Development Plan, to include a review of design options for mid terrace type extensions with a view to facilitating these extensions in Local Authority housing where appropriate.

Green Infrastructure

- Policy GI1: Overarching Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.
- ***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.
- ***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.
- ***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.

Section 12.4.2 Development Management and Green Infrastructure

- Includes need for a Green Infrastructure Plan.
- Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

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Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

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

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

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

Rear Extensions:

- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a rear extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity,' subject to the relevant provisions in the County Development Plan 2022-2028 and the House Extension Design Guide.

Residential & Visual Amenity

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Rear Dormer Window

The pitched roof rear dormer window is below the ridgeline of the existing dwelling, built three tile courses above the eaves of the dwelling, contemporary in style to match the rear extension and complies the South Dublin County Council House Extension Design Guide (2010).

Side Dormer Window

A pitched roof dormer window with matching roof tiles to match existing dwelling is proposed under the ridgeline level of the main dwelling (to the northern gable side of the dwelling). The proposed attic gable window shall be **conditioned** to be fully frosted. No overlooking to the adjacent property to the north is envisaged as per concerns of neighbouring No. 6 Castleside Drive.

Having regard to the surrounding area and the roof line symmetry to the immediate area. It is considered in this instance that the proposed dormer window to the gable side of this hipped roof, by reason of its size, design and how it matches the materials, and the slope of the existing dwelling would not be visually prominent, and a visual imbalance would not result from the proposal.

The gable side-line symmetry of the dwelling remains intact right up to the gable dormer proposal. The side gable dormer window is considered, subject to conditions, to be acceptable and would not have a negative impact on the visual amenities of the area.

Front Porch

The front porch complies with the design guidelines for front extensions as set out in the in the 'House Extension Design Guide' in the current South Dublin County Council Development Plan 2022-2028.

Rear Extension

The proposed single-storey rear extension is stepped and projects 3.4m from the rear (south) building line, rises to 3.5m in pitched ridge height and (5.8m in width). The rear proposal is split into two distinct architectural styles. To the rear (north) building line, a kitchen/dining extension projects 4.2m with a contemporary proposed mono-pitched roof structure 4.3m in ridge height and 4.8m in depth and projects 1m further. The rear extension is adjacent to the shared boundary with the neighbouring property to the south of the site and is recessed back by 1.6m from the northern boundary.

It is considered the subject proposal would not be significantly injurious to the amenities of the adjacent properties. No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved in full for a four-bedroom house and is considered a sufficient residential amenity for future occupants. It, therefore, would be consistent with the Development Plan provisions.

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Replacing roof lights and inserting the ground floor side gable door is considered acceptable. The development complies with the design guidelines for rear extensions in the *'House Extension Design Guide'* in the current South Dublin County Council Development Plan 2022-2028. therefore, a grant of permission is recommended.

Roads and Access

The Roads Department report states no objections subject to standard conditions, however considering the nature of the rear extension proposal, with no changes to the footprint of the front of the house, it is deemed that front vehicular entrance conditions are not required in this instant.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site is not located within a Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028). It is noted that the application includes for SuDS measures in the form of a proposed It is considered that this testing can be carried out and submitted via compliance in the event of a grant of permission. If the testing fails, the applicant will be required to provide alternative SUDS measures.

Having regard to the extent of private amenity grassland retained, the scale of the footprint increases and the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services have not submitted a report, however it is deemed that standard conditions can be obtained by **condition**.

Irish Water have not submitted a report however, the proposal shall be subject to the attachment of standard **conditions** related to water supply and foul water drainage, and this will be applied in the event of a grant of permission.

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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 located within an established residential area and comprises of a rear extension with dormer windows.

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 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 Assessment Overall Quantum

Rear Extension:	16.6 sq.m
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	16.6 sq.m
Land Type: Urban Consolidation.	
Site Area:	0.0403 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the 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 proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

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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. The following amendment to the design shall be carried out:
The side dormer window on the gable elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.
REASON: In the interest of residential amenity.
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, 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.

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(ii) 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 the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of

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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. (a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
- (b) The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the development.
- (c) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision

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: 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: 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. SD22B/0290

LOCATION: 7, Castleside Drive, Rathfarnham, Dublin 14



Colm Harte,
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: 16/8/22



Eoin Burke, Senior Planner