

Comhairle Chontae Atha Cliath Theas

PR/1060/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0291 **Application Date:** 23-Jun-2022
Submission Type: New Application **Registration Date:** 23-Jun-2022
Correspondence Name and Address: Tara Ward 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24
Proposed Development: Build up of existing hip in roof to side of roof into dutch hip with window in gable wall at attic level. Proposed attic conversion with w.c., dormer roof with window & velux roof light in rear slope of roof & 2 no. roof lights on front slope of roof at attic level. 2 storey side extension with pitched roof over.
Location: 6, Woodstown Way, Knocklyon, Dublin, 16
Applicant Name: Mingze Wang
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.022 hectares.

Site Description:

The site contains a two-storey, semi-detached house located on Woodstown Way in a row of similar dwellings, at the end of a cul-de-sac.

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

Proposal:

Permission is sought for the following:

- Alterations to roof profile to create a 'Dutch' hip
- Window in gable wall at attic level
- Rear dormer to facilitate attic conversion with W/C and rooflights on front and rear roof slopes
- 2 storey side extension with split pitched roof

Zoning:

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

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Consultations:

Water Services – No response received at time of writing (11/08/2022)

Irish Water – No response received at time of writing (11/08/2022)

SEA Sensitivity Screening

Indicates no overlap with relevant environmental layers.

Submissions/Observations /Representations

Submission expiry date – 27 July 2022

No submissions or observations were received

Relevant Planning History

None recorded for subject site.

Nearby Development

SD13B/0058: Extension of left hand gable and alterations to roof profile to facilitate an attic conversion which will include a dormer window to the rear, some minor internal alterations and associated site works. Permission granted.

Condition 2 required the following:

(i) *The gable ended pitched roof profile of the proposed attic conversion/roof extension shall be omitted and replaced with a half-hipped roof profile, with a pitch matching the pitch of the existing dwelling...*

(i)

REASON: In the interest of visual and residential amenity

Relevant Enforcement History

No relevant live enforcement files 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

GII 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.

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Section 4.2.1 Biodiversity

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

Section 4.2.2 Sustainable Water Management

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

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).

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

Assessment

The main issues for assessment concern the following:

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

Zoning and Policy

South Dublin County Development Plan 2022 - 2028

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

Residential and Visual Amenity

Attic Conversion, Dormer and Rooflights

The roof profile would be altered to provide a half-hip, with a window placed on the side elevation. A flat roof dormer would be located on the rear roof slope and rooflights would be placed on the front and rear roof slopes. Internally a floor to ceiling height of approximately 1.8m would be achieved. The applicant has indicated that the attic conversion would provide for a bedroom and en-suite bathroom. The applicant should note that to use the attic space for habitable purposes, all building regulations must be complied with.

The property to the rear has a two-storey rear extension within 22m of the dwelling however, there is more than 22m between the rear building lines of both original dwellings. In this regard, it is not considered that the addition of the dormer would have any significant impacts in relation to overlooking. In addition, due to the size and location of the dormer, it is not considered that there will be any impacts of overshadowing of the neighbouring properties. In this regard, the alterations are considered acceptable.

Side Extension

The two-storey side extension would be setback from the front building line by approximately 4.7m. The site boundary is angled away from the dwelling, resulting in the extension being stepped, being wider at the rear than at the front. To account for this, the roof would have a split

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pitch profile. Given the location and orientation of the dwelling it is not considered that this would be visually dominant and is therefore considered to be acceptable.

The extension would almost abut the common site boundary with the property to the west however, given the orientation of the dwellings, it is not considered that there would be a significant impact to this dwelling as a result of the works. High level horizontal windows are proposed to serve the bathroom and utility room on the ground floor, and the study at first floor level. To protect the amenity of the neighbouring dwelling, a condition should be applied requiring the ground floor windows to be obscure glazing, and the window serving the first-floor office should be omitted on the side elevation and a window should be placed on the rear elevation. It is noted there is a two-storey rear extension that has been constructed to the rear (SD17B/0234) and it is not considered the provision of an additional window on the rear elevation would significantly impact the privacy of this extension. A door would be located on the front elevation serving the utility room. While the Planning Authority would not usually support the provision of a second access on the front elevation, this access would be located behind a side fence and would clearly be subservient to the main entrance and is therefore considered acceptable in this specific instance.

Based on the above, the side extension is considered acceptable subject to **conditions**.

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 side extension will result in a minor increase in the floorplate of the dwelling, and it is not considered that this will significantly impact green infrastructure at the site. Drawings indicate there is an existing rear extension of approximately 20 sq.m which will have had a greater impact on the level of grassland and other green infrastructure at the site.

The applicant has not proposed any SuDS as part of the proposed development. To ensure that sufficient provision of SuDS is included with the retained elements, a **condition** should be attached requiring the applicant to submit a plan, for the written agreement of the Planning Authority, confirming proposals to incorporate SuDS into the landscaping of the dwelling.

Water Supply and Wastewater

From a review of Irish Water maps, it does not appear that the proposed development would be located within an unacceptable distance to any existing Irish Water infrastructure. A **condition** should be attached in the event of a grant of permission requiring all water and wastewater details to be agreed in writing with the Planning Authority prior to the commencement of development.

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Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is on Woodstown Way, an established residential area. The development comprises residential extensions.

Having regard to:

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

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

Environmental Impact Assessment

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

Development Contributions

Development Contributions

Existing extensions: 19.4 sq.m

Proposed works:

- Attic conversion (non-habitable): 28 sq.m
- Two-storey side extension (habitable): 14 sq.m

Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed: Residential extension
Floor Area: 42 sq.m
Land Type: Urban Consolidation
Site Area: 0.022 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper

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

Recommendation

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

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. 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 ground floor windows on the side elevation serving the utility and shower rooms shall be obscure glazing and these shall be maintained as such;
 - (b) The window on the side elevation at first floor level serving the office shall be omitted and instead a window shall be placed on the rear elevation of the side extension at first floor level to serve this room;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.

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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.

(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,

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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.

4. Watermain and Foul Water Layouts

Prior to commencement of development the applicant shall submit a drawing showing the watermain layout and the foul water layout of the proposed development, for the written agreement of the Planning Authority.

REASON: In the interest of public health and to ensure adequate water and wastewater facilities.

5. 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

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- 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

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 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.

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.

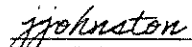
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REG. REF. SD22B/0291

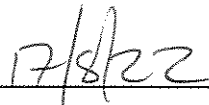
LOCATION: 6, Woodstown Way, Knocklyon, Dublin, 16



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: _____





Eoin Burke, Senior Planner