

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0292 **Application Date:** 23-Jun-2022
Submission Type: New Application **Registration Date:** 23-Jun-2022
Correspondence Name and Address: Tara Ward, Architectural Planning 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24
Proposed Development: Demolition of existing shed in rear garden. Construction of proposed shed with pitched roof in rear garden. Construction of ground floor rear extension with flat roof, door and window in gable wall at ground floor, ground floor internal alterations, first floor internal alteration, conversion of existing attic space and 2 roof lights on rear slope of roof at attic level, first floor side extension with pitched roof over
Location: 35, Dun An Oir, Old Bawn, Tallaght, Dublin 24
Applicant Name: Nicola & Garrett McGrath
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.03 Hectares.

Site Description

The property is located in a well-established residential estate. The property is a semi-detached, 2 storey dwelling with a pitched roof. The area is characterised by units of similar architectural design with a reasonably uniform building line.

Proposal:

The development will consist of:

- Demolition of existing shed in rear garden.
- Construction of proposed shed with pitched roof in rear garden.
- Construction of ground floor rear extension with flat roof, door and window in gable wall at ground floor, ground floor internal alterations, first floor internal alteration.
- Conversion of existing attic space and 2 roof lights on rear slope of roof at attic level.
- First floor side extension with pitched roof over.
- Total area of works 84sqm.

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

Zoning:

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

Consultations:

Irish Water - No report received at time of writing.

Water Services – No report received at time of writing.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None.

Relevant Planning History

Subject Property

None

Adjacent Properties

SD16A/0253 - 18, Dun An Oir, Old Bawn, Tallaght, Dublin 24 – **Permission Granted** for Demolition of garage, two storey, two bedroom detached dwelling at side with new vehicular entrance for both proposed and existing dwelling also tiled roof to porch at No.18 (previous permission Reg. Ref. SD08A/0103).

SD10B/0292 - 2, Dun An Oir, Old Bawn, Tallaght, Dublin 24 – **Permission Granted** construction of a single storey rear conservatory and all associated site works.

SD07B/0991 - 16, Dun An Oir, Old Bawn, Tallaght, Dublin 24 – **Permission Granted** for first floor extension to side and front of two storey semi-detached dwelling house, above existing sitting room, utility room and w.c./shower room, also new window to utility room and replacement of existing front window and door to sitting room with new window.

SD06B/0775 - 23, Dun-An-Oir, Old Bawn, Dublin 24 – **Permission Granted** for first floor dormer extension to side with tiled roof over, also tiled canopy to front with bay window to front lounge; garage conversion to study, ground floor extension to rear and bay window with door to dining room at rear; also, attic conversion to store room with 2 no. velux roof lights to rear.

Relevant Enforcement History

None recorded.

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

Pre-Planning Consultation

None recorded.

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

Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy H11: Privacy and Security

Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

6.8.2 Residential Extensions

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 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).

Policy G11: Overarching

G11 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.

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

Side Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*

Rear Extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *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.*

Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*

Daylight and over shadowing

- *Locate and design an extension so that it will not significantly increase the amount of shadow cast on the existing windows or doors to habitable rooms in neighbouring properties.*
- *Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope.*

Relevant Government Guidelines

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 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).

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment are

- Zoning and Council policy
- Residential and Visual amenity
- Drainage
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a first-floor side extension, single storey rear extension, attic conversion and a shed with pitched roof would be 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 and Visual Amenity

First Floor Side Extension

It should be noted that the proposed development as described does not refer to the change in the front elevation and its protrusion past the existing building line at first floor level. Notwithstanding this, it is not considered material in nature as to require a readvertisement and shall be assessed in its entirety.

The first-floor extension shall extend the entire depth of the western side elevation. The distance to the adjacent property's gable wall is approximately 2m at its narrowest point increasing to approximately 3.15m which is acceptable as per the House Extension Design Guide. The roof will continue that of the existing ridgeline which is contextually acceptable. It is proposed that where the extension protrudes past the building line at first floor there will be a pitched roof set below the ridgeline of the existing for which precedent has been set in the immediate area and is not visually obtrusive in the setting. The two windows and door at ground floor level would not lead to any additional overlooking. There will be a window at first level to the rear which will not lead to any substantial additional overlooking of the unit directly to the south with approximately 25m distance maintained. The revised fenestration of the northern elevation (front) as a result of the first-floor extension and overall modified design concept would not seriously injure the visual or residential amenities of the area and therefore, is acceptable to the Planning Authority.

Rear Extension

The proposed ground floor rear extension has a depth of 2.95m which is considered acceptable. It shall extend virtually the width of the dwelling to the boundary with the attached property to the east. The ridge height of the rear extension is approximately 3.1m which would not lead to overshadowing of the attached property which also appears to be extended to the rear. The proposed development will have a flat roof and appears to have a moderate parapet which is

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

consistent with the House Extension Design Guide. The proposed development would not seriously injure the visual or residential amenity of the area.

Attic Conversion

The attic conversion will consist of an attic room with an internal height of 2.038m with two roof lights on the southern roof slope which would not lead to any overlooking and are acceptable to the Planning Authority.

Shed with Pitched Roof in Rear Garden

The existing shed proposed for demolition spans the entire width of the rear garden at the southern boundary wall and is connected to attached neighbouring dwellings shed of the same form and materials.

It is implied from the annotation on the submitted plans that the development will be supported by the boundary wall, and it shall be **conditioned** that the applicant is responsible for any remediation works required to make the attached shed good including engineers report. The roof of the shed will be lean to and will have double doors and two windows. It shall be **conditioned** that there shall be no foul sewer connection to ensure it is not used as a habitable structure. The rear amenity space for the dwelling will be approximately 72sqm which is consistent with Development Plan. Overall, the proposed would not be visually obtrusive nor would it injure the residential amenity of the area and is acceptable to the Planning Authority subject to conditions.

Drainage

There was no report received from Water Services or Irish Water, but the application site is not within close proximity to water mains or foul sewer pipes. Notwithstanding this, **conditions** concerning surface water drainage shall apply.

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 first-floor side extension, single storey rear extension, attic conversion and a shed with a pitched roof.

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.

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

Environmental Impact Assessment (EIAR)

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

| | |
|---------------------------------|----------|
| Proposed Extension: | 84sqm |
| Non-Habitable Shed: | 23sqm |
| Non-Habitable Attic Conversion: | 23.16sqm |
| Previous Extension: | 0sqm |
| Total Habitable Extension: | 37.84sqm |
| Assessable Area: | 0sqm |

SEA Monitoring Information

| | |
|---------------------------------|---------------|
| Building Use Type Proposed: | |
| Floor Area: | 84sqm |
| Land Type: Urban Consolidation. | |
| Site Area: | 0.03Hectares. |

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.

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 -

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

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. (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 and shed 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

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

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 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.

3. Sustainable Urban Drainage Systems (SuDS)

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. Prior to the commencement of development, the applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, including as follows:

- a) The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following:

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

- Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.
- Permeable Paving
- Grasscrete
- Green Roofs,
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete
- Channel Rills
- Planter Boxes water butts

b) The proposed car parking area shall be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System).

REASON: In the interest of providing suitable SuDS measures

4. Surface Water Drainage.

The drainage infrastructure, including the disposal of surface water, shall comply with the technical requirements of the Council's Water Services Section and or Irish Water.

In this regard, no development shall take place under this permission until the applicant, owner or developer has lodged with the Planning Authority;

(i) Fully detailed revised plans confirming that all the following requirements set out below, along with,

(ii) the written confirmation of the agreement of the Council's Water Services Section and or Irish Water to these plans,

(iii) Written confirmation to carry out the development in accordance with the required revised plans and

(iv) The receipt by the applicant, owner or developer of an acknowledgement by the Planning Authority that all these requirements have been provided and are all acceptable to the Planning Authority.

The required fully detailed revised plans shall provide for;

(a) Fully detailed foul and surface water drainage plans for the proposed development showing location of all manholes, AJs etc located within the site boundary up to and including point of connection to the public sewer that fully accords with the requirements Council's Water Services Section and or Irish Water,

(b) 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.

(c) All works for this development as approved shall fully comply with the requirements of Irish Water which can be viewed/downloaded from

www.water.ie, and The Greater Dublin Regional Code of Practice for Drainage Works which (as of February 2018) can be viewed /downloaded from the South Dublin County Council website at the following link

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

<http://www.sdcc.ie/sites/default/files/publications/greater-dublin-regional-code-of-practice-for-drainage-works.pdf>, the Irish Water Standard Details, (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>) and the Building Regulations 2010 Technical Guidance Document B & H.

(d) Design details of a soakaway shall be submitted and these shall comply with the Council's Water Services Section requirements and clearly with appropriate fully detailed evidence, i.e. infiltration test results to demonstrate that the soakaway complies with the requirements of BRE Digest 365. The soakaway design to be submitted shall be certified to BRE Digest 365 standard by a suitably qualified person carrying professional indemnity insurance. The revised plans shall provide for a soakaway to be located within the curtilage of the property and shall be:

(i) at least 5m from any buildings, public sewers or structures and not in such a position that the ground below foundations is likely to be adversely affected.

(ii) at least 5m from the nearest road boundary and not within 3m of the boundary of the adjoining site.

(iii) a minimum of 10m from any sewage treatment percolation area.

(iv) at least 10m from any stream / river / flood plain.

(v) only clean uncontaminated water shall be discharged to soakaways.

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.

5. Foul Water Connection

No toilet and no foul water connection shall be installed in the shed.

REASON: In the interests of proper planning and sustainable development of the area, and to ensure that the structure is not used for separate habitable accommodation.

6. Shed Demolition

The applicant shall consult with a structural engineer prior to commencing demolition works, and shall implement any mitigation measures recommended on foot of this consultation. The applicant shall also be responsible for ensuring the integrity of the adjoining shed to the east, and for undertaking any remediation works required as a result of the works.

REASON: In the interest of proper planning and sustainable development.

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

Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

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.

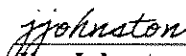
Comhairle Chontae Atha Cliath Theas

PR/1062/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0292

LOCATION: 35, Dun An Oir, Old Bawn, Tallaght, Dublin 24



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:

17/8/22



Eoin Burke, Senior Planner