

Comhairle Chontae Atha Cliath Theas

PR/1044/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0296 **Application Date:** 21-Jun-2022
Submission Type: New Application **Registration Date:** 21-Jun-2022

Correspondence Name and Address: Derek O'Donoghue Wesley House, Jocelyn Street,
Dundalk, Louth

Proposed Development: Retention of alterations and extension to existing
dwelling house including front porch, conversion of
garage to sitting room,
rear kitchen and conservatory extension at ground
floor level, master bedroom, hot press and end-suite
extensions at first
floor level and attic converted to storage.

Location: 97, Marian Road, Rathfarnham, Dublin 14

Applicant Name: Caroline Quinn

Application Type: Retention

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.049 hectares.

Site Description:

The site contains a two-storey, semi-detached house located on Marian Road in a row of similar dwellings.

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

Proposal:

Retention is sought for the following:

- Front porch
- Conversion of garage to sitting room
- Single storey rear extension
- First floor side extension comprising bedroom, hot press and en-suite
- Attic conversion to storage

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 (08/08/2022)

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

SEA Sensitivity Screening

Indicates no overlap with relevant environmental layers.

Submissions/Observations /Representations

Submission expiry date – 25 July 2022

No submissions or observations were received

Relevant Planning History

None recorded for subject site.

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

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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.

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

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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

Retention permission is being sought for a single storey flat roof porch, two storey hipped roof side extension including garage conversion, single storey rear extension and an attic conversion.

The front porch is 2.6 sq.m, has a flat roof with windows on the south and west elevations and the main entrance door on the northern elevation. Materials match the main dwelling. The porch extends less than 1.5m from the front building line of the main dwelling and a driveway in excess of 6m is maintained, in compliance with the recommendations of the House Extension Design Guide. In this regard, the front porch is acceptable.

An existing garage has been converted to a sitting room (13.3 sq.m), incorporating a window on the front elevation. Additional ground floor works include a kitchen extension and conservatory. The kitchen extension is to the rear of the garage conversion, and the conservatory is centred in the rear building line, projecting approximately 6m from the rear building line. The conservatory extension is sufficiently set in from both site boundaries that it is not considered that there would be impacts on neighbouring dwellings. A rear garden in excess of 70 sq.m has been maintained along with rear garden access to the side of the property. These works are considered acceptable.

A first-floor extension (27.8 sq.m) has been constructed over the sitting room and side passage, up to the southern site boundary. The works have not maintained a gap of 1m to the site boundary, and no setback from the front building line has been achieved. While this is contrary to the recommendations of the House Extension Design Guide, the works that have been carried out are sympathetic to the existing dwelling and are not out of keeping with the pattern of development in the area, where other similar works have been undertaken. The existing hipped roof of the main dwelling has been extended over the first-floor extension and the materials used match the main dwelling. This is considered acceptable and in line with the recommendations of the House Extension Design Guide.

The attic has been converted to storage, with a floor to ceiling height of 2m achieved. 2 no. rooflights have been included on the rear roof slope to serve this storage area. The applicants should note that to be used as habitable space all building regulations must be complied with. There is no objection to the retention of these works.

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Overall, the works carried out are largely in compliance with the House Extension Design Guide and the policies and objectives of the South Dublin County Development Plan 2022 – 2028. In this regard, the retention of these works is considered acceptable.

Green Infrastructure (GI)

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). It is noted that the conservatory and rear extension have increased the floorplate of the dwelling and there is a large, paved patio area also located to the rear. The applicant has not indicated that any Sustainable Urban Drainage Systems (SuDS) have been incorporated into the 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, and detailing other GI assets.

Water Supply and Wastewater

It is not considered that there will be any impacts on water or wastewater infrastructure as a result of the retention of the works undertaken. In this regard the development is acceptable.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is on Marian 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,

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.

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Development Contributions

Development Contributions

Works to be retained:

- Attic conversion (non-habitable): 17.9 sq.m
- Garage conversion (habitable): 13.3 sq.m
- Extensions (habitable): 52.7 sq.m

Assessable Area: 66 sq.m

SEA Monitoring Information

Building Use Type Proposed: Residential extension
Floor Area: 83.9 sq.m
Land Type: Urban Consolidation
Site Area: 0. 049 Hectares.

Conclusion

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

Recommendation

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

FIRST SCHEDULE

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

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SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.
(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.
REASON: To prevent unauthorised development.
(c) Drainage - Irish Water.
(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.
(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.
REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.
3. Sustainable Urban Drainage Systems (SuDS) and Landscaping
The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. Within 6 months of the date of final grant of permission, 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.

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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

4. Financial Contributions.

The developer shall pay to the Planning Authority a financial contribution of €6,896.34 (six thousand eight hundred and ninety six euros and thirty four cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Act 2000 (as amended). This contribution is to be paid on receipt of Final Grant of Permission.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public 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

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

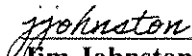
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REG. REF. SD22B/0296

LOCATION: 97, Marian Road, Rathfarnham, Dublin 14



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 Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 15/8/22



Eoin Burke, Senior Planner