

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0300 **Application Date:** 27-Jun-2022
Submission Type: New Application **Registration Date:** 27-Jun-2022
Correspondence Name and Address: Robert Denvir MRIAI 223, Collinswood, Beaumont, Dublin 9
Proposed Development: Single storey extension to the side of the house and two storey extension to the rear, including the provision of 5 No: dormer windows in the existing pitched roof, at 60 Knocklyon Road, Dublin 16
Location: 60 Knocklyon Road, Dublin 16.
Applicant Name: Lucy & Barry Maguire
Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Area
0.0767 Ha.

Site Description

The site accommodates a gable-fronted bungalow-style detached dwelling provided with attic accommodation (and gable windows to the front and back). The dwelling has been extended to the rear with a single-storey side return with flat roof, and a 2-storey rear extension which follows the roof profile of the original house.

Proposal:

- Single storey extension to the side of the house and
- two storey extension to the rear,
- including the provision of 5 No. dormer windows in the existing pitched roof.

NB: Planning drawings make clear that the existing rear extensions are to be demolished, though this is not called up in the planning notices.

Zoning:

'RES' – 'To protect and/or improve residential amenity.'

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

Consultations:

Environmental Services No report received
Irish Water No report received

SEA Screening

No overlap with the relevant environmental layers.

Submissions/Observations /Representations

None.

Relevant Planning History

None.

Relevant Enforcement History

None.

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.

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

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 12.5.8 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.

National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

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

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)
Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment concern the following:

- Scope of Development
- Zoning and Council policy;
- Residential amenity and visual impact;
- Drainage
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Scope of Development

The plans supplied specify that the existing chimney shall be removed, and the existing 2-storey rear extension and single storey side/rear extension shall be demolished. This is not consistent with the planning notices, which make no reference to demolition, removal, or any ancillary works. The notices and plans do not contradict each other however, and this is a minor omission from the planning notice.

It appears from the planning history that the existing extensions have not previously been the subject of a permission of development; in the case of the 2-storey extension, this may have required permission.

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – *'To protect and/or improve Residential Amenity'*. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

Development Plan with specific reference to Section 12.5.8 which relates to extensions to dwellings.

Residential Amenity and Visual Impact

Single Storey Rear and Side Extension

At ground level, the proposed rear extension would accommodate an open plan kitchen/living/dining area. The roof profile is irregular, with 2 rear-facing gable bays under pitched roofs and a flat roof to the side. The proposed single storey rear extension would have a length of 9.5m and would project beyond the 2-storey element of the extension by 4.4m. The rear extension would thus extend 5 metres further back than the existing rear extension of the neighbouring house to the south (NO. 61), and 6 metres further than the rear building line of the northern neighbour, No. 59.

The proposed elevations and sections show that the single-storey element of the rear extension would have a relatively low impact on neighbouring properties given its scale, and this is achieved with the low roof profile, which provides for a height of 2.7m above ground for the flat roof, and similar heights at the lower parts of the pitched roof.

Noting the scale of the site, the length of the gardens, and the detached nature of the dwellings, the proposed extension is considered not to be detrimental or seriously injurious to the adjacent houses.

First Floor Rear Extension

The first floor rear extension would continue the original roof profile of the house and would extend the first floor/attic by 1.5m to the rear. The rear-facing gable profile would be retained but with a larger feature window serving a master bedroom.

Despite the second storey extending approximately 5 metres further to the rear than the upper floors of adjoining dwellings, it is considered given the size of the plots, detached nature of the houses, and the particular layouts of rear extensions and upper floor windows of the neighbouring dwellings, that no detrimental visual impact would accrue from the proposed first floor rear extension.

Side Dormers

To further support the upper floor accommodation, and to provide habitable space for the master bedroom, second bedroom (to the front), an en-suite and a walk-in wardrobe, the applicant has proposed the provision of 5 side-facing dormer structures, two north-facing and three south-facing. Two dormers are proposed to be provided with south-facing opaque glazed windows – those serving the two bedrooms. Each bedroom shall also have daylight from front or back-facing first floor windows respectively. The north-facing dormer structure to the master bedroom would not be provided with any window, while the two middle dormers, serving the 'master en-

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

suite' bathroom and the walk-in wardrobe, would be fitted with east-facing rooflights, rather than windows.

The proposed dormers could be considered overbearing and this has been carefully considered. A nearby permission (SD19B/0342 at No. 57 Knocklyon Road) did provide for one side-facing dormer of a similar character to those presently proposed. This south-facing dormer has been constructed and was conditioned to be fitted with opaque glazing, with east- and west-facing glazed gables.

The dormers in this instance would be set below the ridge line, would have appropriate pitched roof profiles, and would be set back appropriately from the eaves. Notwithstanding the unusual nature of the proposal, it is considered to be a consistent approach as per permission SD19B/0342, and one which despite the increased number of dormers would not be more visually disruptive or detrimental to the character and amenities of the area.

A **condition** should be attached requiring the dormers to be fitted with opaque glazing.

Green Infrastructure and Open Space

The Public Realm Department has not provided a comment on green infrastructure. The proposed rear garden is indicated to continue to be grassed, although part of it would be terraced. A condition can be attached to agree any necessary SUDs measures.

Water and Drainage Services

No reply has been received from the Water Services section. Standard conditions should be imposed in the event of a grant of permission.

Screening for Appropriate Assessment

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

Screening for 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

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

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.

Other Considerations

Development Contributions

Existing Extensions to be demolished and replaced.

Proposed extensions: 107 sqm

Having regard to 40sq.m. allowance for residential extensions, the Assessable Area is **67 sq.m.**

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area (Sq.m.):	107
Land Type:	Brownfield / Urban Consolidation
Site Area (Ha.):	0.0767

Conclusion

The proposed development would not be seriously injurious to the residential amenities of the area, subject to the conditions attached herewith, which contain modifications to some elements of the development. The development would be consistent with the 'RES' land-use zoning objective, the South Dublin County Development Plan 2016 – 2022, and 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 - 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.

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

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. Glazing.
The side dormer windows on the southern elevation shall be permanently fitted with obscure glazing, and such obscure glazing shall be utilised in perpetuity.
REASON: In the interest of residential amenity.
3. 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 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 SuDSThe applicant should reference the SDCC Householder's Guide to Sustainable Drainage (SUDS) prior to submission. This guide can be found at:
<https://www.sdcc.ie/en/services/planning/planning-applications/water-and-drainage-considerations/sdcc-householders-guide-to-sustainable-drainage-suds-.pdf>
REASON: To promote provision of SuDS
4. (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.

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

(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, having regard to the reasonable justification and circumstances and a commitment to

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

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.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €7,000.83 (seven thousand euros and eighty three 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.

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

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: 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 any rooms in the attic conversion as habitable rooms, they must comply with the Building Regulations.

Comhairle Chontae Atha Cliath Theas

PR/1091/22

Record of Executive Business and Chief Executive's Order

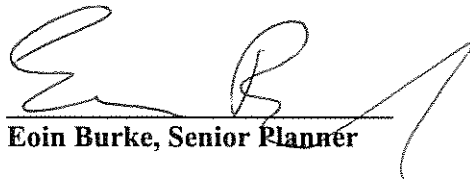
**REG. REF. SD22B/0300
LOCATION: 60 Knocklyon Road, Dublin 16.**



**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: 22/8/22_____



Eoin Burke, Senior Planner