

# Comhairle Chontae Atha Cliath Theas

**PR/1103/22**

## **Record of Executive Business and Chief Executive's Order**

**Reg. Reference:** SD22B/0320      **Application Date:** 05-Jul-2022  
**Submission Type:** New Application      **Registration Date:** 05-Jul-2022

**Correspondence Name and Address:** Jason Walsh 12, Ard Mor Crescent, Tallaght, Dublin 24

**Proposed Development:** Permission for front extension and Retention permission for widening of existing vehicular entrance and all associated site works

**Location:** 20, Woodstown Park, Knocklyon, Dublin 16

**Applicant Name:** Earl & Mojgan Keogh

**Application Type:** Permission and Retention

### **Description of Site and Surroundings:**

#### **Site Area**

Stated as 0.0197928965 Hectares.

#### **Site Description**

The site contains a semi-detached, 2 storey dwelling with a hip pitched roof facing on to a large green area. The area is characterised by units of similar architectural design with a relatively uniform building line in a residential area.

#### **Proposal:**

The development will consist of:

- Permission for front extension,
- Retention permission for widening of existing vehicular entrance and all associated site works.
- Total area of works 5.8sqm.

#### **Zoning:**

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

#### **Consultations:**

*Irish Water* - No report received

*Water Services* – No report received

*Roads Department* – No objections subject to condition.

*Parks Department* – No comment.

#### **SEA Sensitivity Screening**

No overlap with relevant layers.

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### **Submissions/Observations /Representations**

None received.

### **Relevant Planning History**

#### **Subject Property**

None

#### **Adjacent sites:**

SD16B/0093 - 1, Woodstown Park, Dublin 16 – **Permission Granted** for removal of existing bay window and replace with new bay window with tiled roof over, conversion of existing garage into a study, new two storey extension to the side and rear of the existing dwelling with rooflights, internal alterations and associated site works.

SD13B/0317 - 15, Woodstown Park, Dublin 16 – **Permission Granted** to convert the existing garage into a study with a brick bay window; form a new vehicular access and driveway; remove existing PVC bay window and replace with a brick bay windows to study and lounge; new garage to the side; extend tiled canopy roof over bay windows and new garage; new ground floor extension to the side; new first floor extension to the side and rear with tiled roof to match existing; internal alterations and associated site works.

### **Relevant Enforcement History**

None recorded.

### **Pre-Planning Consultation**

None recorded.

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

#### *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 GI1: Overarching**

*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,*

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*identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.*

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

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

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

### Front extensions

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, type, proportion and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to maintain a minimum driveway length of 6m.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

### Porches

- *A porch with a solid appearance (i.e., a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e., a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g., wide windows.*

### **Relevant Government Guidelines**

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

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*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).

### **Assessment**

The main issues for assessment are

- Zoning and Council policy,
- Residential and Visual amenity
- Drainage
- Roads
- Parks
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

### ***Zoning and Council Policy***

A development comprising of a single storey front extension and retention of a widened vehicular entrance 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***

#### ***Residential***

The existing property has a staggered building line with a recessed porch. The proposed development consists of extending past the established building line to the south by approximately 1.01m and to the north by 1.93m to establish a new flush building line. The House Extension Design Guide states that applicants should "*avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street*" and in this instance, the front of the building is considered the area that extends past the porch as it is the habitable area. The front extension would extend to 650mm from the attached dwelling to the south and would not be overbearing or lead to unacceptable levels of overshadowing. The roof will be a lean to pitch with a height of 3.498m dropping to 2.3m at eaves height which is acceptable. A driveway with a depth of approximately 7.5m will be retained which is aligned with the House Extension Design Guide. The proposed development would not lead to any additional overlooking and overall, would not seriously injure the residential amenity of the area.

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#### *Visual*

The roof shape and slope are sympathetic to the architectural design of the existing dwelling. The proposed fenestration is such that the area to the north of the extension is more akin to a porch and appears as though it shall function as such from the floor plans submitted. In this context, the fully glazed northern gable end with a glazed front access door and accompanying side windows on the western elevation are appropriate. Overall, the proposed development is visually acceptable.

#### *Retention Permission for Widening of Existing Vehicular Entrance*

The height of the pillars is approximately 1.05m and the boundary wall height is unchanged at 740mm. The widened entrance measures 3.6m in width. The maximum allowable width for a single vehicular entrance as per the South Dublin County Development Plan is 3.5m but in this instance, due to the marginal difference in widths, the proposed development for retention is acceptable.

#### *Drainage*

No report was received from Water Services or Irish Water. Standard **conditions** should apply.

#### *Roads*

The roads department have no objections to the proposed development subject to conditions. The following was received:

1. *All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

The above condition is noted but is not considered an enforceable condition and as such, should not be attached in the event of a grant of permission.

#### *Parks*

The Public Realm Section have no comment on the proposed development as no green areas, grass margins, street trees, areas in the public domain or parks etc. will be affected as a result of development.

#### *Green Infrastructure*

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site is not located within a Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

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### ***Screening for Appropriate Assessment***

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a single storey front extension and retention of a widened vehicular entrance.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

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

### ***Environmental Impact Assessment (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 Habitable Extension:	5.8sqm
Previous Extension:	24.8sqm
Assessable Area:	0sqm

### **SEA Monitoring Information**

Building Use Type Proposed:	
Floor Area:	5.8sqm
Land Type:	Urban Consolidation.
Site Area:	0.0197928965Hectares.

### **Conclusion**

The development of the front extension as proposed is in keeping with the policies and objectives as set out in the South Dublin County Development plan **2022-2028** and would not injure the amenity of the wider area. Thus, permission for the front extension should be granted subject to conditions.

Retention for the widening of the vehicular entrance to 3.6m is also considered acceptable and in keeping with the policies and objectives as set out in the South Dublin County Development plan **2022-2028** and therefore, retention permission should be granted.

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### **Recommendation**

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission & Grant 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.

### **SECOND SCHEDULE**

#### **Conditions and Reasons**

1. Development in accordance with submitted plans and details.

The proposed development shall be carried out (and retained development shall be retained) and completed in its entirety 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 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.

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(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 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



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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.

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.

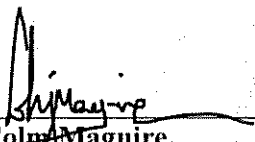
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REG. REF. SD22B/0320

LOCATION: 20, Woodstown Park, Knocklyon, Dublin 16

  
Colm Maguire,  
Executive Planner

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant 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: 29/8/22

  
Colm Harte,  
Senior Executive Planner