

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0339 **Application Date:** 22-Jul-2022
Submission Type: New Application **Registration Date:** 22-Jul-2022

Correspondence Name and Address: Desmond J Halpin 15, Carriglea Drive, Firhouse, Dublin 24

Proposed Development: Remove existing tiled roof over front entrance and flat roof to garage and replace with new front porch extension and new single storey extension to the side and rear of existing dwelling to include new playroom, kitchen and utility with flat roofs over with rooflight, internal alterations & associated site works.

Location: 259, Orwell Park Glade, Dublin 6w

Applicant Name: Edward & Serena Burke

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 280.12sq.m (0.028 Hectares) on the application form.
Site Visit: 17th of August 2022.

Site Description

The subject site is located on Orwell Park Glade within an existing housing estate in Templeogue. The site consists of a two storey, semi-detached dwelling with a hipped roof. The streetscape consists of housing of a similar form and character.

Proposal

Permission is being sought to remove existing tiled roof over front entrance and flat roof to garage and replace with new front porch extension and new single storey extension to the side and rear of existing dwelling to include new playroom, kitchen and utility with flat roofs over with rooflight, internal alterations & associated site works.

Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

Consultations

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Public Realm	No comments/conditions to add.
Roads Department	No objections.

SEA Sensitivity Screening – the site overlaps with the following aviation related layers:

- Bird Hazards
- Outer Horizontal Surfaces for Casement and Dublin

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

None.

Adjacent and surrounding sites

SD16B/0415 257 Orwell Park Glade

Construction of a new two storey hipped roof extension to the side of dwelling including 3 'Velux' roof lights, a new single storey porch projecting 1.275 meters out from the front building line. a single storey extension to the rear of the dwelling including 2 'Velux' rooflights, repositioning of entrance pier to widen existing vehicular access to 3.5m and all associated site works. Area of existing dwelling 120sq.m, area of proposed dwelling 223sq.m. **Permission granted.**

SD12B/0275 255 Orwell Park Glade

Demolition of existing carport, garage and shed and subsequent construction of single storey extension to rear, side and front to include 3 new Velux windows to side, new patio doors to rear and associated works to existing semi-detached house. **Permission granted.**

SD16B/0063 263, Orwell Park Glade

A new single storey extension to the side of house and a new entrance porch to the front, adding 19sq.m in total to the floor area, as well as all associated and ancillary site and ground works. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

Pre-Planning Consultation

None identified in APAS.

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

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.

Policy G12: Biodiversity

G12 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.

Policy G14: Sustainable Drainage Systems

G14 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.

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.

Policy H14: Residential Extensions

Support the extension of existing dwellings subject to the protection of residential and visual amenities.

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Policy E3: Energy Performance in Existing and New Buildings

Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

12.5 Quality Design and Healthy Placemaking

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.6 Housing - Residential Development

12.6.7 Residential Standards

12.6.8 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.

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.11.1 Water Management

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including porches, side and rear extensions.

Elements of Good Extension Design

- Respect the appearance and character of the house and local area;*
- Provide comfortable internal space and useful outside space;*
- Do not overlook, overshadow or have an overbearing affect on properties next door;*

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

- Consider the type of extension that is appropriate and how to integrate it; and
- Incorporate energy efficient measures where possible.

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.
- Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.
- Avoid the use of fussy decorative details and features not typical of the house.

Side extensions

- Respect the style of the house and the amount of space available between it and the neighbouring property, for example:
 - if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;
 - if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;
 - if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.
- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- 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.
- If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.
- Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *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.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

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*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage 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, (2009).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).
OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).*

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure,
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES': '*To protect and/or improve residential amenity*'. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Visual and Residential Amenity

The proposed development would involve a front porch extension and single storey extension to the side and rear of existing dwelling. The front extension and porch would extend approx. 1.1m from the front building line. The side and rear extension would extend to the side (north north-east) boundary and approx. 1.8m from the rear building line of the house (from the rear elevation of the existing single storey rear extension).

The extension would have a flat roof (not considered visually dominant) and be approx. 3.1m in height. The extension would convert the existing garage and extend this, providing for a new playroom, kitchen and utility room. Sufficient rear amenity space would remain.

The external materials include aluminium fascia cladding at the top and a concrete render finish. There are a mix of extension designs permitted in the area. The proposed contemporary design is acceptable, noting that this is similar to the design and materials permitted at No. 257 Orwell Park Glade.

The extension would extend approx. 15.9m along the side (north north-east) boundary with No. 258 Orwell Park Glade. However, it would extend approx. 4.5m from the rear building line of

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

the neighbouring house (and the original rear building line of the subject house before the existing rear extension). Given the scale and design of the extension it is not considered that it would have any undue impact on existing residential amenity.

The dimensions and scale on the Site Plan Drawing No. 01.06.2022 do not appear to be correct. A scale of 1:250 does not match some of the dimensions stated on the drawing. Some of the dimensions instead appear to be from a scale of 1:200. From reading the other submitted drawings it would appear that a scale of 1:200 is correct on this drawing. Regardless, the Planning Authority has sufficient information to make an assessment on the proposed development. Revised drawings with accurate scales and dimensions should be submitted via **condition** to have on file.

In summary, the proposed development is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and has an acceptable impact in terms of residential and visual amenity.

Access and Parking

The proposed site plan shows the proposed extension, including porch, would be setback approx. 5.6m from the front boundary of the site. However, as stated above, it is not considered that this dimension is correct. The setback appears to be larger at 6.2m (1:200 scale). Regardless, even at 5.6m, the Roads Department and Planning Authority would find this acceptable. This is given that the parking layout and area to the front of the house would allow sufficient space to park onsite.

Green Infrastructure

The subject site is not located within a GI Corridor as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. Having regard to the location, nature and scale of the development it is considered that would be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

Infrastructure and Environmental Services

No SUDS (Sustainable Urban Drainage Systems) are proposed. In these instances, the SDCC's Water Services have advised that the applicant should be requested to include SUDS features for the proposed development such as green roofs, rain gardens, permeable paving, grasscrete and/or other appropriate measures. This should be attached as a **condition**.

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 likelihood of significant effects on the environment

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

Development Contributions

Proposed extension 47.78sq.m

Previous extensions approx. 12sq.m

Planning Reference Number	SD22B/0339
Summary of permission granted & relevant notes:	Residential Extension - 47.78sq.m. Previous extension 12sq.m. 28sq.m of exemption remains.
Are any exemptions applicable?	Yes
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% Reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	47.78
Amount of Floor area, if any, exempt (m2)	28
Total area to which development contribution applies (m2)	19.78
Total development contribution due	€2,066.81

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 47.78sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.028 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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 - 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.

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

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.

(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.

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

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. Drawings

Prior to the commencement of development the applicant/developer shall submit to the Planning Authority revised drawings showing the correct scales and dimensions.

REASON: In the interests of clarity.

4. Sustainable Urban Drainage Systems (SUDS)

The applicant/developer shall include SUDS features onsite for the development such as green roofs, rain gardens, permeable paving, grasscrete and/or other appropriate measures.

REASON: In the interests of the proper planning and sustainable development of the area and in order to ensure adequate surface water drainage provision.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,066.81 (Two thousand and sixty six euros and eighty one 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

Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

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.

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: 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.


Comhairle Chontae Atha Cliath Theas

PR/1152/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0339

LOCATION: 259, Orwell Park Glade, Dublin 6w



**Deirdre Kirwan,
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: 14/09/22


Gormla O'Corrain, Senior Planner