

# Comhairle Chontae Atha Cliath Theas

**PR/1171/22**

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

**Reg. Reference:** SD22B/0337      **Application Date:** 22-Jul-2022  
**Submission Type:** New Application      **Registration Date:** 22-Jul-2022

**Correspondence Name and Address:** Eoin J. Carroll Architects One Southern Cross, IDA Business Park, Bray, Co. Wicklow.

**Proposed Development:** Construction of a single storey extension located to the side of the dwelling including the extension of the existing front single storey pitched roof; single storey extension at the rear of the dwelling including 2 rooflights; single storey extension to the front of the dwelling to enclose an area of the existing front canopy porch; new ground floor window in the west facing side elevation of the existing house and all associated site works above and below ground.

**Location:** 9, Glenlyon Park, Dublin 16

**Applicant Name:** Patrick & Ciara Dunne

**Application Type:** Permission

(AOCM)

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

Site Area: stated as 0.035 hectares.

#### Site Description:

The application site contains a two storey, detached house, located on Glenlyon Park. The site is located on the end of a row of similar dwellings, abutting an area of open green space. The surrounding area is residential in nature.

### **Proposal:**

**Permission** is sought for the following:

- Single storey side extension, part hip / part flat roofed
- Single storey rear extension (flat roof)
- Single storey front extension enclosing existing porch area
- 1 no. window on ground floor west elevation
- All associated site works

### **Zoning:**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

# Comhairle Chontae Atha Cliath Theas

**PR/1171/22**

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

### **Consultations:**

Water Services – No report received

Irish Water – No report received

### **SEA Sensitivity Screening**

SEA monitoring indicates no overlap with relevant sensitive environmental layers

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

Submission expiry date – 25 August 2022

No submissions or observations 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.*

# Comhairle Chontae Atha Cliath Theas

**PR/1171/22**

## **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 12.6.8 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.*

### **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.***

# Comhairle Chontae Atha Cliath Theas

PR/1171/22

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

### 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

### **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'*. Residential development (extension) 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**

#### Front Extension

There is an existing hipped roof canopy over the front entrance. A porch would be constructed underneath the existing canopy, providing an additional internal area of 1.22 sq.m (0.9m deep). The extension would have a limited impact on the front elevation and would not reduce the length of the existing drive. In this regard, the works are considered acceptable. The works would comply with the recommendations of the House Extension Design Guide and are considered acceptable.

#### Side Extension

The side extension would be constructed up to the site boundary and would provide a bin store, utility and garden store in the area that currently operates as a side passage serving the rear garden. The extension would have a part hipped roof to the front, and a flat roof to the rear. A secondary door would be located on the front elevation to serve the bin store. From drawings this door would not appear to represent a secondary access door, and this should be a **condition** of any grant of permission.

The House Extension Design Guide states that *'The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.'* Given the sites location abutting public open space, the side elevation of the dwelling is visible. The proposed roof profile is considered unacceptable and contrary to the provisions of the House Extension Design Guide. The applicant should be requested to submit revised plans and elevations, providing for a consistent roof profile along the side elevation, sympathetic to the character of the existing

# Comhairle Chontae Atha Cliath Theas

PR/1171/22

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

dwelling. This should be addressed by **condition**. In addressing this condition, the applicant may consider not continuing the existing overhang roof in front of the side extension, instead allowing this to be recessed from the overhang and thereby allowing for greater flexibility in roof profile options.

As the extension would be constructed up to the site boundary abutting the public open space, to ensure the appearance of passive surveillance, a high-level horizontal window should be included to serve the utility room, assisting in providing natural light to this room, and improving the impact of the extension when viewed from the open space to the east. This should be addressed by **condition**.

### Rear Extension

The rear extension would be 27 sq.m, spanning the full width of the existing dwelling. The extension would protrude 3.35m from the rear building line and a separation distance of 1.19m would be maintained to the western site boundary. A rear garden in excess of 90 sq.m would be maintained and this is considered acceptable. The extension would have a flat roof, with 2 no. rooflights, with additional windows and double doors located on the rear elevation. The extension would provide for additional living space.

It is not considered that the extension would result in any significant impacts to neighbouring dwellings, or the open space area, as a result of loss of light, overshadowing or impacts to privacy. On this basis, the extension is considered acceptable.

### Other Works

A window would be placed on the ground floor west elevation to serve a dining area. The window would directly front the site boundary, located within 1.5m of the window. The aspect of this window would not be of any particular benefit, with the primary function of this window to provide daylight. It is considered that a horizontal high-level window would be more appropriate at this location, to limit the impact of the aspect and also to protect the privacy of the neighbouring dwelling. This should be addressed by **condition**.

### **Green Infrastructure**

The subject site appears to be located within a Primary GI Corridor as per Figure 4 of the County Development Plan.

The site would increase the ground floorplate of the existing dwelling by 40 sq.m, resulting in the loss of a small area of grassland. It does not appear that any green infrastructure assets of significant value would be lost as a result of the development. The applicant has proposed a soakaway however, it does not appear that calculations have been provided. To ensure the

# Comhairle Chontae Atha Cliath Theas

PR/1171/22

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

adequate mitigation of the increased area of hardstanding, a standard **condition** relating to SuDS and soakaways should be attached in the event of a grant to address this item.

### **Water Supply and Wastewater**

From a review of Irish Water maps, it does not appear that the development would impact on any existing Irish Water infrastructure in the area.

### **Screening for Appropriate Assessment**

The subject site is not located within nor within close proximity to a European site. The proposed development is on Knocklyon Park, an established residential area. The development comprises ground floor residential extensions.

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.

# Comhairle Chontae Atha Cliath Theas

PR/1171/22

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

### Other Considerations

#### Development Contributions

<b>Summary of permission granted &amp; relevant notes:</b>	Residential Extension - 40 sq.m
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% Reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	40
<b>Amount of Floor area, if any, exempt (m2)</b>	40
<b>Total area to which development contribution applies (m2)</b>	0
<b>Total development contribution due</b>	€0.00

### **SEA Monitoring Information**

Building Use Type Proposed:	Residential extension
Floor Area:	40 sq.m
Land Type:	Urban Consolidation
Site Area:	0.035 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

# **Comhairle Chontae Atha Cliath Theas**

**PR/1171/22**

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

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 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.
2. Amendments.  
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:  
Revised plans that incorporate all of the following amendments-
  - (a) Amend the roof of the side extension to provide a uniform and consistent roof profile that is complementary to the existing dwelling. The use of a false roof at this location is unacceptable given its visibility from the street and public open space.
  - (b) Provide a high-level horizontal window on the west elevation to serve the dining area, instead of the vertical window proposed, to improve daylight and aspect, and to maintain the privacy of the neighbouring dwelling.
  - (c) Provide a high-level horizontal window on the east elevation serving the utility room, to provide natural light to this room and improve the impression of the extension when viewed from the open space area.
  - (d) The door on the front elevation serving the bin store shall be solid and not comprise any glass elements.



# Comhairle Chontae Atha Cliath Theas

PR/1171/22

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

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. (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

# Comhairle Chontae Atha Cliath Theas

PR/1171/22

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

13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

#### 4. Surface Water Drainage

A. There are no soil percolation test results, design calculations or dimensions submitted for the proposed soakaway. The applicant is required to submit a report showing site specific soil percolation test results and design calculations for the proposed soakaway in accordance with BRE Digest 365 – Soakaway Design.

B. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i. At least 5m from any building, public sewer, road boundary or structure.
- ii. Generally, not within 3m of the boundary of the adjoining property.
- iii. Not in such a position that the ground below foundations is likely to be adversely affected.
- iv. 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- v. Soakaways must include an overflow connection to the surface water drainage network.

REASON: To ensure the adequate provision of surface water drainage systems on site.

# **Comhairle Chontae Atha Cliath Theas**

**PR/1171/22**

## **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.

**Comhairle Chontae Atha Cliath Theas**

**PR/1171/22**

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

**REG. REF. SD22B/0337**

**LOCATION: 9, Glenlyon Park, Dublin 16**

  
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**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:** 15/09/22

  
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**Gormla O'Corrain, Senior Planner**