

Comhairle Chontae Atha Cliath Theas

PR/1206/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0352 **Application Date:** 02-Aug-2022
Submission Type: New Application **Registration Date:** 02-Aug-2022
Correspondence Name and Address: Adrian Hill Architects Unit 15, The Seapoint Building, Clontarf, Dublin 3
Proposed Development: Retention of part of a single storey extension to the side of existing dwelling, together with all associated site works.
Location: 12, Airpark Rise, Rathfarnham, Dublin 16, D16 NV06
Applicant Name: Nicholas Polley & Elsa Jones
Application Type: Retention

(CS)

Description of Site and Surroundings:

Site Description:

The site accommodates a two storey, semi-detached dwelling with pitched roof and a single storey side and rear extension. This area is characterised by similar dwellings with a mainly staggered building line.

Site Area: 0.0241 Ha.

Proposal:

The application is seeking retention for the following:

- **Retention** for part (utility room) of a single storey side extension measuring 6sq.m.
- It is noted that the existing single storey side and rear extension measures c.37sq.m.

Zoning

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

Consultations:

Surface Water Drainage - No report received

Irish Water – No report received

Screening for Strategic Environmental Assessment

No overlap indicated with relevant environmental layers.

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Submissions/Observations /Representations

None received.

Relevant Planning History

SD08B/0718: Alterations to the existing house, a two-storey side and rear extension and to extend the existing front elevation bay window to first floor level.

Decision: **GRANT PERMISSION.**

SD08B/0718/EP: Alterations to the existing house, a two-storey side and rear extension and to extend the existing front elevation bay window to first floor level.

Decision: **GRANT EXTENSION OF DURATION OF PERMISSION.**

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

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

Section 6.8.2 Residential Extensions

Policy H14 Residential Extensions

- It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Policy 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).

Section 12.5.3 Density and Building Heights

Section 12.6 Housing – Residential Development

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.

Section 12.6.7 Residential Standards

Section 6.7.5 Privacy and Security

Section 6.7.4 Internal Residential Accommodation

Section 12.10.1 Energy Performance in New Buildings

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Section 12.3.2 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

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

Attic conversions and dormer windows:

- Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
- In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.
- Relate dormer windows to the windows and doors below in alignment, proportion, and character.

Overlooking and loss of privacy:

- Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.

South Dublin County Council House Extension Design Guide (2010)

Relevant Government Guidelines

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 Environment, Heritage, and Local Government, (2007).

Relevant Government Policy

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

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

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

Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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

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

Assessment

The main issues for the assessment are:

- Zoning and Council Policy
- Residential and Visual Amenity
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan.

Residential and Visual Amenity

The part of the single storey side extension seeking retention is a utility room that is linked to the main rear extension and the main dwelling and is splayed in design and tapers to the west. The extension projects outwards from the side of the existing dwelling by c.2.5m and spans a length of c.3.625m. The part of the extension seeking retention permission has a flat parapet roof (parapet height c.3.005m) whereby the height of the roof aligns with the height of the flat parapet roof of the main existing single storey rear extension. It is noted that the main existing single storey extension measures c.37sq.m. and the side extension (utility room) seeking retention measures c.6sq.m. The part of the extension seeking retention integrates reasonably well with the character of the existing dwelling and with the character of the area. The application for retention permission would not have a significant adverse impact on residential and visual amenity and would comply with the SDCC House Extension Design Guide 2010.

Services & Drainage

No reports were received from Irish Water or Surface Water Drainage, however in the event of a grant of permission for retention it is considered appropriate to attach standard drainage **conditions**.

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Screening for Appropriate Assessment (AA)

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 house extension. 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.

Screening for Environmental Impact Assessment (EIAR)

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.

Other Considerations

Development Contributions

- Part of single storey extension (utility – side extension) seeking retention measures c.6sq.m.
- Existing single storey (rear) extension measures c.37sq.m.
- 3sq.m. Exemption remains.
- Assessable area is 3q.m.

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Development Contributions

Planning Reference Number	SD22B/0352
Summary of permission granted & relevant notes:	Residential Extension – 6sq.m.. Retention of part of single storey side extension.
Are any exemptions applicable?	No
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)	6
Amount of Floor area, if any, exempt (m2)	3
Total area to which development contribution applies (m2)	3
Total development contribution due	€313.47

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – part of single storey side extension	6
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0241

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Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2022 – 2028, and the recommendations and the South Dublin House Extension Design Guide 2010, the development seeking retention permission would accord 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 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 to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Drainage - Irish Water.
 - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (b) 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.
REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.
3. Restriction on Use.
The house and the 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

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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.

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

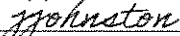
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REG. REF. SD22B/0352


LOCATION: 12, Airpark Rise, Rathfarnham, Dublin 16, D16 NV06



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for Retention for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 26/09/22



Gormla O'Corrain, Senior Planner