

Comhairle Chontae Atha Cliath Theas

PR/1213/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0315 **Application Date:** 30-Jun-2022
Submission Type: Additional **Registration Date:** 08-Sep-2022
Information

Correspondence Name and Address: Carol Forbes, 4bes Design Services 38, Larkfield Avenue, Lucan, Co. Dublin

Proposed Development: Construction of first floor extension to the side of existing dwelling comprising of bedroom and en-suite. Conversion of existing garage to family room

Location: 46, Wainsfort Park, Terenure, Dublin 6W, D6W VX71

Applicant Name: Michael & Elaine Brannelly

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.033509 Hectares on the application form.

Site Visit: 20th of July 2022.

Site Description

The subject site is located on Wainsfort Park within an existing housing estate in Terenure. 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 for the construction of first floor extension to the side of existing dwelling comprising of bedroom and en-suite. Conversion of existing garage to family room.

Zoning

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

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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.

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

SD21B/0109 32, Wainsfort Park, Terenure, Dublin 6W

Construct first floor level side extension, rear dormer window, internal & external alterations & new single storey rear detached playroom & shed. **Permission granted.**

SD05B/0030 48, Wainsfort Park, Terenure, Dublin 6W

Alterations to previously approved permission Ref:SD03B/0451 (currently under construction) incorporating (1) New setback to front building line of 225mm for proposed approved first floor bed-room extension over the existing garage at ground level. (2) Increase in width of extension by 200mm to incorporate the construction of new 215mm block work party wall to adjoining house No. 49 and (3) modifications to approved 2-storey side extension to omit hipped roof and replace with pitched gable-ended roof. **Permission granted.**

SD03B/0451 48, Wainsfort Park, Terenure, Dublin 6W

Alterations to existing house incorporating ground floor kitchen/utility room extension to the rear, new wc under stairs, first floor extension over existing attached converted garage and conversion of attic into bedroom with dormer window to rear. **Permission granted.**

SD05B/0142 49, Wainsfort Park, Terenure, Dublin 6W

Front entrance porch with canopy roof over, 1st floor side extension, demolish single storey rear extension and construct two storey rear extension, attic conversion to habitable space with dormer window on the rear elevation and widen existing vehicular access. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

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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.

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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 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

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South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including side 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;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

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.*
- *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.*

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- *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.*

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).

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,
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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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 provide for the conversion of the existing garage to habitable space and a first floor extension to the side of the dwelling, above the converted garage. The converted garage would provide for a family room. The first floor extension would provide for the extension of an existing bedroom and for an ensuite. The extended bedroom would meet the minimum floorspace requirements of the CDP.

A two storey projection would be provided to the front, that projects approx. 1.2m from the front building line. This projection is to the garage conversion and first floor extension. While a projection at the ground floor would be acceptable, also extending at first floor will be out of character with the streetscape and wider area. The first floor extension should be amended so that it aligns with the existing front building line. It should not project further forward of this.

This can be addressed via additional information. A full set of revised drawings and a revised floor area should be provided. Existing and proposed roof plans should also be submitted to help assess this proposal.

The side extension would extend up to the side (western) boundary of the site. This is in line with what has been submitted on the same house type along this street. The proposed windows would be on the front elevation facing the streetscape. The extension would extend the existing hipped roof form of the house. The above described projection would have a pitched roof with the gable end facing the front. An appropriate roof type should be provided on the ground floor projection once the first floor projection is omitted.

The proposed materials and finishes would match existing. This aligns with the House Extension Design Guide.

Access and Parking

The front projection is not shown on the submitted Site Plan. A revised Site Plan should be submitted showing this to confirm the setback from the front boundary. The House Extension Design Guide recommends maintaining a minimum driveway length of 6m in order to adequately park a car onsite.

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Green Infrastructure

The subject site is not located within an area of green infrastructure as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The subject application provides for a garage conversion and side extension. 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.

Services and Drainage

No reports were received from Water Services and Irish Water. Standard conditions should apply in the event of a grant of permission.

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 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 garage conversion and side 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.

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 **Additional Information** is required to ensure 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.

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Recommendation

Request Additional Information.

Additional Information

Additional Information was requested on the 24th of August 2022

Additional Information was received on the 8th of September 2022 (not deemed significant).

Additional Information 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.

Roads Department No objections.

Assessment

Item 1 Requested

While a projection from the existing front building line at the ground floor would be acceptable, also extending forward at first floor will be out of character with the streetscape and wider area. The first floor extension should be amended so that it aligns with the existing front building line. It should not project further forward of this. The applicant is requested to submit full set of revised drawings and a revised floor area addressing this. Existing and proposed roof plans should also be submitted to help assess this proposal. An appropriate roof type should be provided on the ground floor projection once the first floor projection is omitted.

Applicant's Response:

The applicant has submitted revised drawings showing the first floor extension in alignment with the existing front building line of the house. A hipped roof is provided over the ground floor front extension.

Assessment:

The extension would extend the existing hipped roof of the house and seamlessly integrate with the existing house. The bedroom would still be sufficiently sized. The revisions are considered to fully address this AI item.

Item 2 Requested

The applicant is requested to submit a revised Site Plan accurately showing the proposed development and separation distance from the front boundary.

Applicant's Response:

A revised Site Plan has been submitted showing that the extension would be approx. 6.2m from the front boundary.

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Assessment:

This setback leaves sufficient room to park a car onsite. It is therefore considered that this item has been satisfactorily addressed.

Development Contributions

Proposed extension 29.34sq.m (as revised)

Previous rear extension 28sq.m

Planning Reference Number	SD22B/0315
Summary of permission granted:	Residential extension of 29.34sq.m. Previous extension of 28sq.m. 12sq.m of the 40sq.m exemption remaining
Are any exemptions applicable?	Yes
If yes, please specify:	40sq.m exemption for residential extensions
Is development commercial or residential?	Residential
Standard rate applicable to development:	98.76
% Reduction to rate, if applicable (0% if N/A)	0
Rate applicable	98.76
Area of Development (m2)	29.34
Amount of Floor area, if any, exempt (m2)	12
Total area to which development contribution applies (m2)	17.34
Vehicle display areas/ Open storage spaces	0
Rate applicable	€9.88
Contribution	€0.00
Total development contribution due	€1,712.50

SEA monitoring

Building Use Type Proposed: Residential extension

Floor Area: 29.34sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.033509 Hectares.

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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 to be in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on the 8th of September 2022, 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.

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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 minimise as far as practicable any unacceptable noise outside the hours stated above. In

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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. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,712.50 (One thousand seven hundred twelve euros and fifty 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.

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.

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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.

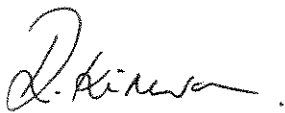
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REG. REF. SD22B/0315


LOCATION: 46, Wainsfort Park, Terenure, Dublin 6W, D6W VX71



**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: 29 / 09 / 22
Planner


Gormla O'Corrain, Senior