

# Comhairle Chontae Atha Cliath Theas

**PR/1251/22**

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

**Reg. Reference:** SD22B/0363      **Application Date:** 12-Aug-2022  
**Submission Type:** New Application      **Registration Date:** 12-Aug-2022  
**Correspondence Name and Address:** Niall Duggan 4, Carrigmore Close, Aylesbury,  
Tallaght, Dublin 24  
**Proposed Development:** Ground floor front extension with pitched roof over.  
**Location:** 145, Limekiln Green, Dublin 12  
**Applicant Name:** Damien and Christine Byrne  
**Application Type:** Permission

(BC)

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

Site Area: stated as 0.016 Hectares on the application form.

### **Site Description:**

The subject dwelling is located within the established Limekiln Green residential area and contains a two-storey mid terraced property with a pitched roof fronting on to the Limekiln Green residential estate road. The area is primarily residential in nature with similar architectural styles and a relatively uniform building line. Evidence of front extensions of similar nature to the subject site are evident in the surrounding area.

### **Proposal:**

The applicant is seeking permission for:

- Ground floor front extension with pitched roof over.
- Total floor area of proposed works = 7sqm.

### **Zoning:**

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

### **Consultations:**

None received

### **SEA Sensitivity Screening**

No overlaps identified with any relevant environmental layers.

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

None received.

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### Relevant Planning History

#### *Subject Site:*

None recorded for subject site.

#### *Adjacent Sites:*

SD02B/0519 - 146, Limekiln Green, Walkinstown, Dublin 12 (Adjoining end-terrace house)  
Demolish existing garages to the side, construct new two storey extension and screen wall to the side. **Permission Granted**

SD05B/0797 - 91, Limekiln Green, Walkinstown, Dublin 12.

(a) Retention of single storey porch & living room extension at ground floor to the front of mid terrace two storey dwelling house, (b) retention of rear ground floor single storey rear extension & all ancillary site works. **Permission Granted**

SD06B/0309 - 93, Limekiln Green, Walkinstown, Dublin 12

Demolition of flat roof to existing side extension and construction of bedroom on top with pitched roof to match existing; also, the construction of a two storey extension to rear incorporating existing ground floor extension at rear. **Permission Granted**

### Relevant Enforcement History

None identified in APAS.

### Pre-Planning Consultation

None identified in APAS.

### 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

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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

### 6.8.2 Residential Extensions

Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

### 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 12.5.8 Residential Consolidation Extensions

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

The House Extension design guide contains the following guidance on house extensions, including front 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.*

#### *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*

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*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.*

### *Front extensions*

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

### **Relevant Government Guidelines**

***Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment 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, (2008).***

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

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

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Green Infrastructure
- Water and Drainage Services,
- Screening for Appropriate Assessment,
- Environmental Impact 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.

### *Residential & Visual Amenity*

#### Ground floor front extension with pitched roof over:

The proposed development would provide for a single storey extension to the front of the existing house onsite. This extension would extend from the front building line by approx. 1.8m, to match the neighbouring adjoining property. The extension would be the full width of the house c5.3m. The pitched roof design (with max ridge height of 3.49m) would also be of similar form and style to the neighbouring dwelling. This would allow the building line to continue from the precedent that has been established from No.146. Other properties are noted in the immediate vicinity of developing similar porch/front extensions with mono-pitched roof over. The House Extension Design Guide states to 'Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street' however in this instance and with reference to the existing conditions and the adjoining dwelling No.146, it is considered acceptable in this case.

The proposed front extension would be approx. 6.2m from the front boundary and therefore leave sufficient room to park a car onsite in line with Section 4 of the House Extension Design Guide in relation to front extensions.

The materials to be used for external finish of the proposed extension are not noted in the applicants' drawings. It should be **conditioned** in the event of a grant of permission that the materials used shall harmonise in colour and texture that is complementary to the existing dwelling.

Overall, it is considered that the ground floor extension with pitched roof at the subject site does not significantly alter the character of the streetscape and does not detract from the visual amenity of the streetscape along Limekiln Green and is considered acceptable in line with the conditions noted below.

### *Green Infrastructure*

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site is located within the M50 Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

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Given the size, scale and nature of the proposed development which will not result in the loss of any hedgerow, trees and or grassland and therefore a full GI Plan is not required for this application.

### ***Water and Drainage Services***

There was no report available from Water Services or Irish Water at the time of writing, but given the size, scale and nature of the proposed development, it is considered appropriate that the standard **conditions** should apply in the event of a grant of permission.

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

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a ground floor front extension with roof over for an additional 7sqm floorspace.

Having regard to:

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

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

### ***Environmental Impact Assessment***

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

### **Development Contributions**

#### **Development Contributions Assessment Overall Quantum**

Ground floor front extension: 7sqm

Previous Extensions: 0sqm

Having regard to 40sq.m. allowance for residential extensions, the Assessable Area is **Nil**.

### **SEA Monitoring Information**

Building Use Type Proposed: Residential extension

Floor Area: 7sqm

Land Type: Urban Consolidation.

Site Area: 0.016 Hectares.

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### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the 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 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.

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.

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(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 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



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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.

**NOTE:** The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

**NOTE:** The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

**NOTE:** Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

**NOTE:** The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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REG. REF. SD22B/0363

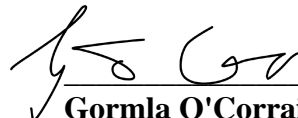
LOCATION: 145, Limekiln Green, Dublin 12



**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:** 06/10/22



**Gormla O'Corrain,**  
**Senior Planner**