

Comhairle Chontae Atha Cliath Theas

PR/1275/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD17A/0078/EP **Application Date:** 14-Jun-2022
Submission Type: Additional **Registration Date:** 12-Sep-2022
Information

Correspondence Name and Address: Sean Kelly Donore, Peamount Road, Newcastle, Co. Dublin

Proposed Development: Alterations to previous planning application, Ref. SD13B/0117. The alterations will include revisions to the design of the proposed detached dormer dwelling at the rear of the existing dwelling. Proposed alterations are as follows: (1) new roof window and revised door to front elevation; (2) new sliding door to east elevation; (3) new corner window and new door to west elevation; (4) two new corner windows to south elevation; (5) minor changes to the internal layout of the proposed detached dormer dwelling and all associated site works.

Location: 1, Ballynakelly, Newcastle, Co. Dublin

Applicant Name: Sean Kelly

Application Type: Further Extension of Duration of Perm

(SW)

Description of Site and Surroundings

Site Area: stated as 0.124 Hectares in the application form for Reg. Ref. SD17A/0078.

Site Description

The site is located in a quiet cul-de-sac of Ballynakelly Cottages, east of Newcastle village. The site comprises the existing single storey semi-detached cottage at 1 Ballynakelly, the rear grassed garden area, and the driveway to access this area. The proposed area for development is the rear of the site. A detached single storey building is located to the west. The cottages face out onto a central area of green space.

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Proposal

The applicant is seeking to **extend the duration of permission of Reg. Ref. SD17A/0078 to 31 December 2024 (2 years 3 Months)**, which relates to permission for residential development comprising a single dwelling.

- Alterations to detached four bedroom 198.5sq.m, four-bedroom dormer dwelling house (as yet unconstructed) previously granted permission under SD13B/0117
- Alterations are to windows and doors, with no increase in floor area;
- Replacement of front single door with double doors; insertion of double doors to rear elevation; new sliding doors and corner window to east elevation; new corner window and new door to west elevation;
- Insertion of 'Velux' rooflight to front pitch of house, and relocation of permitted 'Velux' rooflight to front pitch.

Proposal for Extension of Duration of Permission

The final grant date for Reg. Ref. SD17A/0139 was issued on the 19 June 2017. The permission therefore expires on the 28 September 2022 (including s.251 Order dates).

The application for Extension of Duration was received on 14 June 2022, which is before the date of expiry of the permission, and not more than one year before this.

Zoning

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

SEA Sensitivity Screening

No overlap.

Consultations

No referrals required.

Relevant Planning History on Subject Site

SD17A/0078 Alterations to previous planning application, Ref. SD13B/0117. The alterations will include revisions to the design of the proposed detached dormer dwelling at the rear of the existing dwelling. Proposed alterations are as follows: (1) new roof window and revised door to front elevation; (2) new sliding door to east elevation; (3) new corner window and new door to west elevation; (4) two new corner windows to south elevation; (5) minor changes to the internal layout of the proposed detached dormer dwelling and all associated site works. **Permission Granted.**

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Condition 5:

This permission is for five years.

REASON: in the interests of clarity.

SD13B/0117 Alterations to a previous planning application Reg. Ref. SD10B/0223; alterations will include a revised entrance to the proposed dwelling; the side of the existing dwelling will not be demolished; a new ensuite bathroom to the rear of the existing dwelling; move the proposed window on the east wall of the rear bedroom of the existing dwelling to the west wall; replace existing Perspex roof over kitchen with roof cladding and two roof windows and all associated site works; no changes are proposed to the proposed dormer dwelling at the rear of the existing dwelling. **Permission Granted.**

SD10B/0223 Change of house design and alterations to the previously granted planning Reg. Ref. SD09A/0147, ABP. Ref. no. PL06S.234628 consisting of additions, alterations and extension to the existing house comprising of: (a) dormer roof extension to side (west) elevation comprising extended dining & living room area at ground floor level and extended bedrooms at first floor level (27sq.m. ground floor; 19sq.m. first floor) and internal alterations; (b) revised elevations and roof treatments all within granted footprint of original house with associated site works. **Permission Granted.**

SD09A/0147 Dormer dwelling, recessed entrance, relocation of existing entrance, demolish part of existing dwelling, make alterations to layout of existing dwelling and all associated siteworks **Permission Granted – SDCC. ABP – Grant Permission**

SD09A/0044 A dormer dwelling, recessed entrance, relocation of existing entrance, demolish part of existing dwelling, make alterations to layout of existing dwelling and all associated siteworks. **Refuse Permission**

SD06A/0711 Dormer dwelling, recessed entrance, relocation of existing entrance & all associated siteworks. **Refuse Permission**

SD03A/0480 Construction of a dormer type dwelling house and road side entrance with all ancillary site works. **Refuse Permission**

S01A/0851 Construct a dormer type dwelling house, entrance, with new entrance and paved area to existing dwelling house and all associated site works. **Refuse Permission**

Relevant Enforcement History

None identified in APAS.

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Legislation

Terms

'The 2000 Act' means The Planning and Development Act 2000, as amended.

'The 2016 Act' means The Planning (Housing) and Residential Tenancies Act 2016, as amended.

'The 2018 Act' means the Planning and Development (Amendment) Act 2018.

'The 2021 Act' means the Planning and Development (Amendment) Act 2021.

'The Regulations' means The Planning and Development Regulations 2001, as amended.

Summary of Recent Changes to Legislation

Previously, the Planning Authority was able under s.42(1)(a)(ii) of the 2000 Act to grant extensions of duration of permission for developments which had not commenced, where it was satisfied that there were considerations of a commercial, economic or technical nature beyond the control of the applicant which substantially militated against either the commencement of development or the carrying out of substantial works pursuant to the planning permission.

s.42(1)(a)(ii) was deleted from the 2000 Act by way of the commencement of s.28(1) of the 2016 Act. This commencement took effect on the 9th of September 2021. Therefore, extensions of permission under s42(1) of the 2000 Act can only be granted under s42(1)(a)(i), which lists as a requirement that works shall have commenced.

On the same day, s.7 of the 2021 Act was commenced which provided a new s.42B of the 2000 Act. Section 42B sets out a new section 42(1B) to temporarily appear in s42. It is noted that Section 42 was only construed in include (1A) until the 31st of December 2021 under s.28 of the 2016 Act.

Section 42(1B) provides for extensions of permission to December 2023 and various criteria for making such extensions. One of these criteria is that works have been commenced and substantial works carried out.

There is therefore no facility in the 2000 Act for extensions of duration of permission where works have not commenced.

Detail of Current Legislation

The power to extend the duration of a planning permission is governed by Section 42 of the 2000 Act and by Articles 40–47 inclusive of the Regulations.

Section 42 of the 2000 Act has been amended and has effect as per the following legislation:

- s.28 of the Planning and Development (Amendment) Act 2010;
- s.5(7) of the Local Government Act 2014;

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- s.28(1) of the Planning and Development (Housing) and Residential Tenancies Act, 2016;
 - Itself amended by s.57(1) the Planning and Development (Amendment) Act 2018.
 - All commenced in August 2021.
- S. 7 of the Planning and Development (Amendment) Act, 2021.
 - Also commenced in August 2021.
- Reg. 2 of the European Union (Planning) (Habitats, Birds and Environmental Impact) Regulations 2021 (S.I. No. 456 of 2021).

NB: Both s.28(1) of the 2016 Act (as amended by the 2018 Act) and s.7 of the 2021 Act amend provide for amendments to s42(4).

Subsequently, until the 31st of December 2023, section 42 of the 2000 Act has effect as if it reads as follow (this includes a reading as described in s42B) (emphasis added by author):

‘42.

(1) On application to it in that behalf, but subject to subsection (8), a planning authority shall, as regards a particular permission, extend the appropriate period by such additional period not exceeding 5 years as the authority considers requisite to enable the development to which the permission relates to be completed provided that each of the following requirements is complied with:

(a) (i) the authority is satisfied that—

*(I) the development to which the permission relates was **commenced before the expiration of the appropriate period sought to be extended,***

*(II) **substantial works were carried out pursuant to the permission during that period,** and*

(III) the development will be completed within a reasonable time,

(b) the application is in accordance with such regulations under this Act as apply to it,

(c) any requirements of, or made under those regulations are complied with as regards the application, and

(d) the application is duly made prior to the end of the appropriate period.

(1B) Notwithstanding anything to the contrary in subsection (1), (1A) or (4) a planning authority shall—

(a) as regards a particular permission in respect of a development, and

(b) upon application being duly made to the authority setting out the reasons why the development cannot be reasonably completed within the appropriate period,

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further extend the appropriate period, as extended or further extended, by such additional period not exceeding 2 years or until 31 December 2023, whichever first occurs, but the authority shall only so extend that period where the authority—

- (i) is satisfied that an environmental impact assessment or an appropriate assessment would not be required in relation to the proposed extension of the appropriate period,*
- (ii) considers that the extension is required to enable the development to which the permission relates to be completed,*
- (iii) is satisfied that the application is in accordance with such regulations under the Planning and Development Acts 2000 to 2021 as apply to the application,*
- (iv) is satisfied that any requirements of, or made under, those regulations are complied with as regards the application,*
- (v) is satisfied that the development to which the permission relates was—
(I) commenced, **and**
(II) substantial works were carried out, before the expiration of the appropriate period, as extended or further extended, and*
- (vi) is satisfied that in the case of a permission—*

(I) where the expiry of the appropriate period as extended or further extended occurred or occurs during the period beginning on 8 January 2021 and ending on the day before the date on which section 7 of the Planning and Development (Amendment) Act 2021 comes into operation, the application is duly made within 6 months of the date on which the said section 7 comes into operation, or

(II) where the appropriate period, as extended or further extended, expires on or after the date on which section 7 of the Planning and Development (Amendment) Act 2021 comes into operation, the application is duly made within the period prescribed for the purposes of section 43(2).'

(2) In extending the appropriate period under subsection (1) or (1B) a planning authority may attach conditions requiring the giving of adequate security for the satisfactory completion of the proposed development, and/or may add to or vary any conditions to which the permission is already subject under section 34(4)(g).

(3) (a) Where an application is duly made under this section to a planning authority and any requirements of, or made under, regulations under section 43 are complied with as regards the application, the planning authority shall make its decision on the application as expeditiously as possible.

(b) Without prejudice to the generality of paragraph (a), it shall be the objective of the planning authority to ensure that it shall give notice of its decision on an application under this section within the period of 8 weeks beginning on—

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- (i) in case all of the requirements referred to in paragraph (a) are complied with on or before the day of receipt by the planning authority of the application, that day, and*
 - (ii) in any other case, the day on which all of those requirements stand complied with.*
- (4) Except where subsection (1B) applies, a decision to extend the appropriate period of a permission shall be made not more than twice under this section and a planning authority shall not further extend the appropriate period. Where a second decision to extend an appropriate period is made under this section, the combined duration of the 2 extensions of the appropriate period shall not exceed 5 years.*
- (5) Particulars of any application made to a planning authority under this section and of the decision of the planning authority in respect of the application shall be recorded on the relevant entry in the register.*
- (6) Where a decision to extend is made under this section, section 40 shall, in relation to the permission to which the decision relates, be construed and have effect, subject to, and in accordance with, the terms of the decision.*
- (7) Notwithstanding subsection (1) or (4), where a decision to extend an appropriate period has been made by a planning authority prior to the coming into operation of this section, the planning authority, where an application is made to it in that behalf prior to the expiration of the period by which the appropriate period was extended, may further extend the appropriate period provided that each of the following requirements is complied with—*
 - (i) an application is made in that behalf in accordance with regulations under section 43,*
 - (ii) any requirements of, or made under, the regulations are complied with as regards the application, and*
 - (iii) the authority is satisfied that the relevant development has not been completed due to circumstances beyond the control of the person carrying out the development.'*
- (8) A planning authority shall not extend the appropriate period under this section in relation to a permission if an environmental impact assessment or an appropriate assessment would be required in relation to the proposed extension concerned.*

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NB: Subsection (7) of section 42 came into operation on 19th August 2010, as specified by S.I. No. 405/2010, which commenced s.28 of the Planning and Development (Amendment) Act, 2010.

Assessment

Noting recent changes to the 2000 Act (see 'Summary of Recent Changes to Legislation' above), there are 3 subsections under which an extension of duration of permission can be granted. These are subsections (1), (1A) and (1B) of section 42 of the Act.

There are 4 criteria under subsection (1), listed under clause (a)(i). Criterion (III) requires that the Planning Authority must be satisfied that '**substantial works** were carried out pursuant to the permission during that period'. For this application for extension of duration of permission the applicant has stated under Part 9 (Date Development Commenced) of the application form '**September 2017**'.

Under Part 10 (Particulars of Substantial Works Carried Out Before The Permission Will Expire) of the application form the applicant has stated '**foundations poured, external and internal walls built with insulation installed, timber roof built, roof tiles complete inc ridge tiles etc. complete, i.e., house is ready for window and door installation**'.

There are 6 criteria under subsection (1B), listed under clause (b) Criterion (v) requires that (I) works have commenced, and (II) substantial works were carried out prior to the expiration of permission. In relation to the subject application, as indicated by the applicant in their application form, '**foundations poured, external and internal walls built with insulation installed, timber roof built, roof tiles complete inc ridge tiles etc. complete, i.e., house is ready for window and door installation**' have commenced.

The Planning Authority notes that no supplementary or supporting documentation has been received with this application and therefore is concerned that a full assessment cannot be carried out. The applicant should be requested by way of Additional Information request to submit documentary evidence, including photographs, clearly demonstrating that substantial works are in place and that all development can be completed within a reasonable time. A commencement notice should also be submitted.

Additional information is therefore requested.

Conclusion

The Planning Authority considers that adequate information is not submitted to demonstrate that substantial works are carried out. In this context, further information shall be requested.

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Recommendation

Request Additional information.

Additional information requested: 8 August 2022

Additional information received: 12 September 2022

Item 1:

The applicant has applied for an extension of duration of permission under Section 42(1)(a)(i) of the Planning and Development Act 2000 (as amended) on the grounds that substantial works were carried out pursuant to the permission. Accordingly, the authority must be satisfied that the following three criteria have been met:

(I) the development to which the permission relates was commenced before the expiration of the appropriate period sought to be extended,

(II) substantial works were carried out pursuant to the permission during that period, and

(III) the development will be completed within a reasonable time,

The Planning Authority notes that no supplementary or supporting documentation was received with this application and therefore a full assessment cannot be carried out under which a decision can be made. The applicant is therefore requested to submit documentary evidence, which should include photographs, clearly demonstrating that substantial works are in place and that all development can be completed within a reasonable time. A commencement notice should also be submitted.

Applicant's response:

The applicant has submitted photos.

Assessment:

The photos indicate a commencement date in 2018 and also that the works are substantially complete. In particular it is noted that the dwelling is fully roofed and the windows and doors have been installed. Accordingly, it is considered that the subject development has been substantially commenced and will be completed in a reasonable timeframe.

Conclusion

The proposal meets the requirements of the Act. Extension of duration should be granted until 31/12/2024.

Recommendation

I recommend that the **FURTHER EXTENSION OF DURATION OF PERMISSION** applied for be granted.

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Conditions

1. Duration of Permission.

This permission (SD17A/0078) shall expire on 31 December 2024.

REASON: In order to provide the requisite time to complete the 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.

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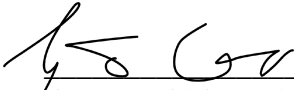
REG. REF. SD17A/0078/EP

LOCATION: 1, Ballynakelly, Newcastle, Co. Dublin


Colm Harte,
Senior Executive Planner

ORDER: Pursuant to The Planning and Development Act 2000 (as amended), the period for which planning permission Register Reference SD17A/0078/EP has effect is hereby further extended.

Dated: 10-10-22


Gormla O'Corrain, Senior Planner