

Comhairle Chontae Atha Cliath Theas

PR/1286/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0377 **Application Date:** 22-Aug-2022
Submission Type: New Application **Registration Date:** 22-Aug-2022
Correspondence Name and Address: Veron House Vernon House, 2, Vernon Avenue,
Clontarf, Dublin 3
Proposed Development: Single story extension to rear and internal alterations
at ground floor level, extension to side at first floor
level and conversion to attic space level including
extension of existing hipped roof above proposed
first floor extension to side and new dormer to rear.
Permission is also sought for widening of existing
vehicular entrance . All along with the associated
landscaping and site works
Location: 21, Wainsfort Drive, Terenure, Dublin 6w, D6W
KD28
Applicant Name: Ethna Ryan & John Mc Cormack
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.0335 Hectares.

Site Description

The application site is located in Wainsfort Drive, a residential; cul-de-sac off the Wainsfort Road in Terenure. The property is a semi-detached, two-storey dwelling with an attached side garage and a hip-pitched roof. The area predominantly residential in nature with a relatively uniform architectural design approach and building line.

Proposal:

The development will consist of:

- Single story extension to rear and internal alterations at ground floor level.
- Extension to side at first floor level.
- Conversion to attic space level including extension of existing hipped roof above proposed first floor extension to side and new dormer to rear.
- Permission is also sought for widening of existing vehicular entrance. All along with the associated landscaping and site works.

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- Total area of works 82.2sqm.

Zoning:

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

Consultations:

Irish Water - No report received at time of writing.

Water Services – No report received at time of writing.

Roads Department – No objections subject to conditions.

Parks – No objections or comments.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None

Relevant Planning History

Subject Property

None

Adjacent sites:

SD22B/0192 - 19, Wainsfort Drive, Dublin 6w – **Permission Granted** for Single storey extension to rear; extend existing hipped roof over existing first floor extension to side; attic conversion to storage room; garage conversion to utility room; new entrance porch to front; demolition of existing single storey extension to rear and existing porch to front and all associated site works.

SD07B/0059 – 17 Wainsfort Drive, Dublin 6w – **Permission Granted** for pitched roof over existing 2 storey flat roof extension to side with 4 no. Velux rooflights to the side roof slope; converted attic space with dormer window to rear roof slope comprising an ensuite bedroom and a single storey extension to the rear comprising dining and living room.

Relevant Enforcement History

None recorded.

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Pre-Planning Consultation

PP006/22 – No report.

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

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).

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.

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.

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.

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

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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.

National Guidelines & Policy relevant to Development Management

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

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).

Assessment

The main issues for assessment are

- Zoning and Council policy,
- Residential and Visual amenity
- Drainage
- Roads
- Parks
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a single-story extension to rear and internal alterations at ground floor level, an extension to the side at first floor level, the conversion of attic space level including extension of existing hipped roof above a first floor extension to side, a new dormer to rear and the widening of an existing vehicular entrance would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

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Residential and Visual Amenity

Single story Extension to the Rear and Internal Alterations at Ground Floor Level

The ground floor rear extension projects a depth of approximately 3.65m from the rear wall of the existing property and extends the entire width of the property (including an existing rear area with a depth of 4.5m and depth of 2.2m) providing 26.77sqm of internal residential space which is considered acceptable. It is noted that the current rear extension is slightly longer in depth than the proposed rear extension and therefore will be demolished which was not noted in the site notice or advertisement but is not considered material in nature. There will be over 135sqm of rear amenity space remaining following the proposed rear extension which satisfies the requirements of the County Development Plan. The roof of the proposed development will be a low pitch which is obscured by a parapet and will have a maximum ridge height of 3.55m which acceptable in the site context. The proposed development would not lead to excessive overshadowing or loss of daylight of the neighbouring dwellings and would not lead to additional overlooking. Overall, the rear extension **would not be seriously injurious** to the residential amenity of the area.

The rear extension will be predominantly glazed to the rear (northeastern) elevation with brick cladding and **would be visually acceptable**.

Extension to Side at First Floor Level

The proposed first floor side extension to the northwestern elevation extends out over the ground floor garage and part of the kitchen and has an approximate depth of 9.4m and a width of 2.65m. The proposed development will require new windows to the front and rear of the property but would not result in any additional overlooking. The proposed development will be built to the boundary of the neighbouring unit to the northwest and therefore no gap will be achieved but given that the garages are attached at ground floor level and the established pattern of development for similar development in the immediate vicinity, this is considered acceptable in this instance. The proposed materials will match that of the existing and overall, the proposed side extension would not seriously injure the residential or visual amenities of the area.

Conversion to Attic Space Level including Extension of Existing Hipped Roof above Proposed First Floor Extension to Side and New Dormer to the Rear

The proposed development includes for the extension of the existing hipped roof structure over the proposed side extension which is considered consistent with the established architectural design approach for the area. There have been similar developments in the immediate vicinity that have adopted differing roof treatments, but the proposed development is sympathetic to the overall architectural concept and is therefore considered **appropriate**.

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The materials for the proposed rear dormer on the southeastern elevation have not been specified but appears to be in a concrete render with a flat roof which is acceptable in the site context. The internal ceiling height of the converted attic space is 2.4m and the proposed use is not specified by the applicant. The proposed development is set appropriately below the ridge height and above the eaves. Furthermore, it is set in approximately 550mm from the attached unit to the southwest which is **acceptable**.

The proposed roof extension, rear dormer and attic conversion would not overtly injure the visual or residential amenities of the area.

Widening of Existing Vehicular Entrance

The current vehicular entrance is approximately 2.405m and it is proposed that this is widened to 3.6m. The maximum width allowable for a vehicular entrance is 3.5m and it should be confirmed by way of **condition**.

Overall, the proposed development is considered acceptable subject to conditions.

Drainage

No report was received from Water Services or Irish Water at the time of writing, but it is considered appropriate that **conditions** including the appropriate treatment of Sustainable Urban Drainage Systems (SuDS) should apply in the event of a grant of permission. It is noted that the proposed development is located within an acceptable distance of any existing Irish Water infrastructure as per the Irish Water maps.

Roads

The roads department have **no objections** to the proposed development subject to conditions and the following report was received:

No Roads objections subject to the following conditions:

- 1. The vehicular access points shall be limited to a width of 3.5 meters.*
- 2. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

It is considered appropriate that Condition 1 is attached in the event of a grant of permission, but Condition 2 is not enforceable as a planning condition and shall therefore not be attached.

Conditions regarding the dishing of the kerbs and not permitting gates opening onto the public domain should also be attached in the event of a grant of permission.

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Parks

Parks had no comment on the proposed development, and it is considered appropriate that the condition in relation to SuDS is sufficient in this regard.

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 not located within a Primary GI Corridor or Secondary GI Link 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).

Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

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 single-story extension to rear and internal alterations at ground floor level, an extension to the side at first floor level, the conversion of attic space level including extension of existing hipped roof above a first-floor extension to side, a new dormer to rear and the widening of an existing vehicular entrance.

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 (EIAR)

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.

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Development Contributions

Planning Reference Number	SD22B/0377
Summary of permission granted & relevant notes:	Residential Extension - 82.2sqm. No previous extension.
Are any exemptions applicable?	Yes
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)	82.2
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	42.2
Total development contribution due	€4,409.48

SEA Monitoring Information

Building Use Type Proposed:

Floor Area:

82.2sqm

Land Type: Urban Consolidation.

Site Area:

0.0335Hectares.

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Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, 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.

3. Dish Kerb and Footpath.

The kerb and footpath of the public road at the vehicle entrance(s) shall be,

(a) dished and a widened dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense, and

REASON: In the interest of public safety and the proper planning and sustainable development of the area.

4. Gates.

No gate to be installed or erected shall be capable of opening across any public footpath, cycle-track, roadway or right of way, and any front entrance pillars shall be a maximum height of 1.2m .

REASON: In the interests of visual amenity and pedestrian safety.

5. Vehicular Entrance

The vehicular access points shall be limited to a width of 3.5 meters.

REASON: In the interest of public safety, proper planning and sustainable development.

6. Sustainable Urban Drainage Systems (SuDS) and Landscaping

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features.

Within 6 months of the date of final grant of permission, the applicant shall submit the following:

a) a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following: Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.

- Permeable Paving
- Grasscrete
- Green Roofs
- Rain gardens
- Swales
- Permeable Paving
- Grasscrete

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- Channel Rills
 - Planter Boxes
 - Water Butts
 - Other such SuDS
- b) A summary, in a digital format, quantifying and detailing the following:
- tree and hedgerow removal;
 - tree and hedgerow retention;
 - new tree and hedgerow planting.

The applicant should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

REASON: To ensure the adequate provision of SuDS

7. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,409.48 (four thousand, four hundred and nine euro and forty-eight 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.

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

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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.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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REG. REF. SD22B/0377

LOCATION: 21, Wainsfort Drive, Terenure, Dublin 6w, D6W KD28



Colm Harte,
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: 12/10/22_____



Gormla O'Corrain,
Senior Planner