

Comhairle Chontae Atha Cliath Theas

PR/1305/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0373 **Application Date:** 22-Aug-2022
Submission Type: New Application **Registration Date:** 22-Aug-2022

Correspondence Name and Address: Joe Fallon Design 1A, Ryland Street, Bunclody, Co. Wexford

Proposed Development: Single storey extension to the rear with alterations to existing single storey roof; 2 rooflights and all associated site works.

Location: 68, Wainsfort Road, Dublin 6w

Applicant Name: Anne McCarvill & Andrew Yeates

Application Type: Permission

(BC)

Description of Site and Surroundings:

Site Area: stated as 0.040 hectares on application form.

Site Description:

The subject site accommodates a two storey semi-detached house with hipped roof profile with parapet style gable wall separating it from the adjoining single storey garage of No.70. The house is typical of the character of the street and the wider area with red brick finish on the single storey and dash finish on the first floor level. The dwelling has driveway to the front of the dwelling and garden to the rear. A mono pitched porch area is constructed to the front of the dwelling with matching finish to the existing dwelling. Several houses in the area have been extended to the rear and side, with side extensions above the single-storey return being common, as well as rear extensions. The streetscape of Wainsfort Road is characterised by semi-detached two-storey houses of similar character and appearance. Wainsfort Road has mature street trees set in broad grass margins. There is an on-road cycle lane, and no on-street parking although some on verge parking of cars is evident.

Proposal:

- Single storey extension to the rear with alterations to existing single storey roof; 2 rooflights and associated site works.

Zoning:

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

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Consultations:

Surface Water Drainage - No report received at time of writing.
Irish Water - No report received at time of writing.
Roads - No objections
Parks - No objections subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

Submission expiry date – 26/9/2022
No submissions or observations were received.

Relevant Planning History

Subject Site:

None identified on APAS.

Adjacent sites:

SD21B/0619 - 66, Wainsfort Road, Terenure, Dublin 6W (*Adjoining semi-detached dwelling*)

Widening of existing vehicular access; conversion of existing attic space to non-habitable space with dormer to the rear; internal alterations and all associated site works. **Additional**

Information

- The applicant is requested to readvertise the development, clearly stating on site and newspaper notices that the development includes the demolition of an existing rear extension and the construction of a larger rear extension.

Grant Permission.

SD20B/0060 - 62, Wainsfort Road, Dublin 6w

Alteration/extension of existing two storey, semi-detached house comprising demolition of the existing rear and side extensions and construction of a new single storey and two storey flat roof extension to the rear & side of the house with associated modifications to existing fenestration and site development including widening of the existing vehicular entrance.

Grant Permission.

SD19B/0299 - 78, Wainsfort Road, Terenure, Dublin 6W, D6W A898

Retention of existing alterations & extensions and permission for new alteration/extensions to the existing two storey semi-detached house comprising of demolition of the existing two storey rear extension and construction of a new two storey flat roof extension to the rear; extension of the pitched roof with new rooflights; construction of a single storey flat roof extension to the front and conversion of the garage to habitable use; with associated modifications to the existing fenestration and site development, including widening of the existing vehicular entrance.

Grant Permission and Grant Retention.

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SD20B/0156 - 89, Wainsfort Road, Dublin 6w

2 storey extension to rear and side of semi-detached dwelling and demolition of existing corrugated roof shed to rear. The extension consists of flat roofs to ground and first floors, copper cladding to first floor, painted render to ground floor, aluminium frame windows, sedum roof to ground floor, soak-away in rear garden, landscaping and associated site works.

Grant Permission.

SD21B/0609 - 53, Wainsfort Road, Terenure, Dublin 6w

Alterations to the front and rear elevations; single storey extension to rear of existing dwelling.

Grant Permission.

SD22B/0249 - 91, Wainsfort Road, Dublin 6w

(a) Demolition of existing single storey garage & residential space to side elevation

(b) Demolition of existing fuel store to rear garden

(c) Construction of two storey extension & single storey extension to rear elevation

(d) 2no Velux windows to proposed extension

Grant Permission

Condition:

- Prior to the commencement of development, the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-
The maximum height of the rear extension shall be reduced to 3.4 meters.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

Relevant Enforcement History

None identified for subject site on APAS.

Pre-Planning Consultation

None identified on APAS for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

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

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Policy H18 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 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.8.2 Appropriate Assessment

Green Infrastructure

Policy GI1: Overarching Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.

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.

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*.

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

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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.'*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

For rear extensions

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. - Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.
- Make sure enough rear garden is retained.
- Do not create a higher ridge level than the roof of the main house.
- The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.

Relevant Government Guidelines:

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

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Urban Design Manual, 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).

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)

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Roads and Access
- Service water and drainage.
- Parks
- Green Infrastructure
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The development comprising of a rear extension is consistent in principle with the zoning objective 'RES' – 'To protect and/or improve residential amenity,' subject to compliance with the relevant provisions in the County Development Plan 2022-2028 and the House Extension Design Guide.

Residential and Visual Amenity

Rear Extension

The proposal involves the extension of the existing single storey extension to the rear of the dwelling with pitched roof which has internal dimensions of c3.2m width and extends c 3.6m from rear building line. A flat roof utility room extends c 2.4m from the rear of the building line and two flat roof store/shed which are located on the boundary that extend for a width of c1.7m and 5.7m from the building line of the utility room extension are proposed to be demolished. The existing sheds/stores have a roof height ranging from c2.4m to 2.6m. The mono pitched roof to the single storey extension has an eaves height of 2.8m which rises to the ridge of 4.1m where it meets the rear wall of the dwelling house.

The proposed single-storey rear extension would project 3.9m from the rear building line and would be set back from the shared boundary wall with the neighbouring property to the south of the site by c2.2m (Extension width c6.7m from shared boundary with No.66 to the north). The proposed flat roof would however extend past the side extension to the rear extension to cover a side passageway at a height of c4m. A galvanised steel post would support the roof on the southern corner. In the case of No. 70 Wainsfort Road, it is noted that the proposed rear extension would not project past the rear building line of existing sheds of the adjoining property and therefore would not result in any significant level of overbearing impact on the adjoining rear private open space. The proposed height, at 4.09m, is considered tall, and there potentially would be a level of impact on the amenities of the adjoining property to the north of the site. No.66. (rear extension evident). The proposed extension would project c1.7m.past the rear extension of No.66. Accordingly, it is recommended that a **condition** be imposed reducing the height of the extension to a maximum of 3.5 meters. No undue issues of overshadowing are

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envisaged from the proposed development. The two proposed roof lights on the flat roof are deemed acceptable and provide no issue to the planning authority. The minimum private open space requirement (70sqm minimum) is achieved for a four-bedroom house. The development complies with the design guidelines for rear extensions as set out in the '*House Extension Design Guide*' in the current South Dublin County Council Development Plan 2022-2028. therefore, a grant of permission is recommended.

Roads and Access

The roads department of the Council has reviewed the proposed development and have raised no objections. No changes are proposed to the access or front of the site therefore parking and access will remain unchanged and not provide an issue to the local authority.

Service Water and Drainage

In relation to surface water drainage and flood risk, no report was received from the water services department of the council, however, the relevant Irish Water service maps have been reviewed and it is considered that, should permission be granted for the proposed development, standard Drainage and Water Services CONDITIONS should be attached.

Irish Water have not submitted a report; however, the proposal is subject to the attachment of standard **conditions** related to Irish Water codes and practice. This is considered appropriate.

Parks

The Public Realm Section of the council have reviewed the proposed development and have no objections subject to conditions. The public realm section notes how, as required under Section 12.11 (iii) Sustainable Urban Drainage System (SuDS) of the CDP 2022-2028, Development proposals should provide suitable drainage measures in compliance with the South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022. In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS). Sustainable Drainage Systems include devices such as swales, permeable pavements, filter drains, storage ponds, constructed wetlands, soakways and green roofs.

This is deemed acceptable and can be achieved by way of **condition** in the event of a grant in permission.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject application on an established suburban residential site. The site is located close to the Secondary Green Infrastructure (GI) Link: L13 River Poddle 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).

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

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 storey rear extension.

Having regard to:

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

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

Screening for Environmental Impact Assessment

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

Previous Extensions 23.48sqm

Proposed works 10sqm

Exemption Remaining 6.54sqm

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| | |
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| Planning Reference Number | SD22B/0373 |
| Summary of permission granted & relevant notes: | Single storey extension to the rear with alterations to existing single storey roof |
| 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 | €104.87 |
| Area of Development (m2) | 0 |
| Amount of Floor area, if any, exempt (m2) | 40sqm |
| Total area to which development contribution applies (m2) | 0 |
| Total development contribution due | €0.00 |

SEA Monitoring Information

| | |
|-----------------------------|---|
| Building Use Type Proposed: | Residential – Single storey extension to rear |
| Floor Area: | 10 sqm |
| Land Type: | Urban Consolidation. |
| Site Area: | 0.040 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.

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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 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. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate amendment as follows-

- (a) The maximum height of the rear extension shall be reduced to 3.5 meters.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

4. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. In addition the applicant should consider the provision of Water butts as part of the SuDS proposals.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under SECTION 4.2.2. SUSTAINABLE WATER MANAGEMENT and other relevant policies in the South Dublin County Council Development Plan 2022-2028.

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

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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.

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REG. REF. SD22B/0373

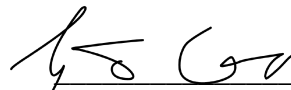
LOCATION: 68, Wainsfort Road, Dublin 6w



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: 17-10-22



Gormla O'Corrain, Senior Planner