

# Comhairle Chontae Atha Cliath Theas

**PR/1315/22**

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

**Reg. Reference:** SD22B/0384      **Application Date:** 30-Aug-2022

**Submission Type:** New Application      **Registration Date:** 30-Aug-2022

**Correspondence Name and Address:** Paul O'Connell 8, Beech Grove, Lucan, Co. Dublin

**Proposed Development:** The developments will consist of the construction of a pitched roofed , first floor extension to the rear and a flat roofed ground floor extension with roof windows and solar panels to the rear and side of the existing single family dwelling house for uses ancillary to the existing use. The developments will include internal alterations and changes to elevations including to door and window locations etc.

**Location:** 11, Griffeen Glen Drive, Lucan, Co. Dublin, K78 HW89

**Applicant Name:** Ian & Nora Mc Carthy

**Application Type:** Permission

(NM)

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

#### **Site Area**

Stated as 0.02 Hectares.

#### **Site Description**

The application site is located in Griffeen Glen Drive off the R136. The subject property is an end of terrace, two-storey dwelling with a gable pitched roof with off street in-curtilage parking. The area is predominately residential nature with units of similar architectural aesthetic and a relatively uniform building line.

#### **Proposal:**

The development will consist of:

- Construction of a pitched roofed, first floor extension to the rear.
- Flat roofed ground floor extension with roof windows.
- Solar panels to the rear and side of the existing single family dwelling house for uses ancillary to the existing use.
- Changes to elevations including to door and window locations etc.
- Total area of works 35.13sqm

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### **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 or comments.

*Parks* – No objections or comments.

### **SEA Sensitivity Screening**

No overlap with relevant layers.

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

One submission was received in support of the proposed development from the neighbouring attached unit subject to the reinstatement of the boundary wall as agreed.

### **Relevant Planning History**

#### **Subject Property**

None

#### **Adjacent sites:**

SD16B/0085 - 30, Griffeen Glen Drive, Lucan, Co. Dublin – **Permission Granted** for (1) Two storey extension to side of existing house; (2) single storey porch to front elevation; (3) single storey extension to rear with roof lights; (4) conversion of attic to store with roof lights to rear; (5) widening of existing vehicular entrance and all ancillary site works.

SD15B/0067 - 45, Griffeen Glen Drive, Lucan, Co. Dublin. – **Permission Granted** for Single storey extension to the side and rear of the house.

### **Relevant Enforcement History**

None recorded.

### **Pre-Planning Consultation**

None recorded.

### **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*

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*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.*

*G12 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

*G14 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.*

### *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 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.*

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### 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 the construction of a pitched roofed, first floor extension to the rear, flat roofed ground floor extension with roof windows, solar panels to the rear and side of the existing single family dwelling house for uses ancillary to the existing use and changes to elevations including to door and window locations etc. 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.

### *Residential and Visual Amenity*

#### *Pitched Roofed, First Floor Extension to the Rear*

The proposed first floor extension extends an existing bedroom to the western side of the southern elevation. The design extends a depth of approximately 2m past the rear wall of the existing dwelling along the boundary of the attached unit to the west. This would result in an unacceptable level of overshadowing of habitable areas of No. 13, as well as being overbearing in the site context and would create an unacceptable sense of enclosure to the occupants of the attached property to the west. The applicant should redesign the proposed development to decrease the depth of the extension to maximum external depth of 1.5m from the rear wall of the existing dwelling and this should be confirmed by **condition**.

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The materials proposed match that of the existing and are visually acceptable.

### Flat Roofed Ground Floor Extension with Roof Windows

The proposed ground floor extension spans the width of the existing dwelling and has a depth of approximately 5m which is acceptable. There will be approximately 78sqm of rear amenity space remaining which is consistent with the House Extension Design Guide. The height of the proposed extension is 3.2m to the top of the parapet which would not be overbearing and would result in significant overshadowing of the neighbouring units.

**Overall, the proposed ground floor extension would not be overly injurious to the residential or visual amenities of the area.**

### Solar Panels to the Rear and Side of the Existing Single Family Dwelling House

The proposed solar panels appear to be 6.4m which is **acceptable**. The property is located in the flight path zones for Casement Aerodrome, Weston Airport and Dublin Airport but given the small area, this is not considered significant.

### Covered Stores

The applicant has not included the proposed covered storage area to the ground floor of the eastern elevation as part of the advertisement for the proposed development, but it is not considered material in nature as to require a readvertisement.

The proposed storage area would abut the proposed ground floor extension and would have an access door to the front and one to the rear providing access to the rear amenity space. The materials proposed match that of the existing and proposed ground floor extension and is therefore visually **acceptable**. The roof treatment would continue the flat roof of the proposed rear extension also which is appropriate.

### Changes to Elevations including Door and Window Locations

The proposed new side entrance door and two new windows at ground floor level would not result in unacceptable levels of overlooking and would not be overly injurious to the residential or visual amenities of the area.

**Overall, the proposed development is 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 the applicant demonstrates the appropriate treatment of Sustainable Urban Drainage Systems (SuDS), and this can be confirmed by way of **condition**. 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.

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### ***Roads***

The roads department have **no objections** to the proposed development and there are no works that would increase the risk to road users.

### ***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 the construction of a pitched roofed, first floor extension to the rear, flat roofed ground floor extension with roof windows, solar panels to the rear and side of the existing single family dwelling house for uses ancillary to the existing use and changes to elevations including to door and window locations etc.

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*

<b>Planning Reference Number</b>	SD22B/0384
<b>Summary of permission granted &amp; relevant notes:</b>	Residential Extension – 35.13sqm. No previous extension.
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	35.13
<b>Amount of Floor area, if any, exempt (m2)</b>	40
<b>Total area to which development contribution applies (m2)</b>	0
<b>Total development contribution due</b>	€0

### **SEA Monitoring Information**

Building Use Type Proposed:

Floor Area: 35.13sqm

Land Type: Urban Consolidation.

Site Area: 0.02Hectares.

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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. 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 all of the following amendments-  
(a) Reduce the depth of the first floor rear extension to a maximum external depth of 1.5m from the rear wall of the existing dwelling.  
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. Sustainable Urban Drainage Systems (SuDS)  
The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. Prior to the commencement of development, the applicant is



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required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, including as follows:

a) 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
- Channel Rills
- Planter Boxes water butts

b) The proposed car parking area shall be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System).

REASON: In the interest of providing suitable SuDS measures

4. (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.

(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.

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(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 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.

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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.

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/0384**

**LOCATION: 11, Griffeen Glen Drive, Lucan, Co. Dublin, K78 HW89**

*Colm Harte*

**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:** 20-10-22

*Gormla O'Corrain*

**Gormla O'Corrain, Senior Planner**