

Comhairle Chontae Atha Cliath Theas

PR/1372/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0395 **Application Date:** 05-Sep-2022
Submission Type: New Application **Registration Date:** 05-Sep-2022

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

Proposed Development: Permission for first floor extension to the front & side of the dwelling; Permission for demolition of existing chimney; Retention for conversion of existing garage to habitable space; Retention for alterations to front elevation; Retention for widening of existing site entrance and all associated site works.

Location: 82, Templeogue Wood, Dublin 6w

Applicant Name: Dave & Deirdre Campbell

Application Type: Permission and Retention

(EW)

Description of Site and Surroundings:

Site visit: 17/10/2022

Site Area: as stated 0.064 Hectares.

Site Description:

The subject application is on a corner site within the established Templeogue Wood housing estate. The site accommodates a 2-storey detached dwelling with a pitched roof and flat front roof canopy with a single storey extension to the side. The single storey extension is along the side (north-west) gable wall of the house and recessed behind the front building line of the dwelling.

The dwelling is surrounded by a footpath and grass verge to the west (side). The adjacent detached dwelling is located to the east. The character of the area comprises of predominantly detached dwellings of similar form and appearance.

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Proposal:

The proposal consists of the following:

Permission

- for first floor extension to the front & side of the dwelling; Permission for demolition of existing chimney.

Retention

- for conversion of existing garage to habitable space; Retention for alterations to front elevation.
- for widening of existing site entrance and all associated site works.

It is noted that this application does not relate to the rear ground floor extension, which the applicant has stated was constructed in line with Exempted development provisions.

Zoning:

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

Consultations:

Surface Water Drainage – No report received; standard conditions apply.

Irish Water – No report received; standard conditions apply.

Roads - No objections.

SEA Sensitivity Screening - *Record of Monuments and Places 2016*

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

None on record.

Adjacent sites

SD15B/0314 – Granted Permission for demolition of single storey extension attached to the rear and the construction of a single storey extension to rear with tiled pitched roof to match existing dwelling and all ancillary site works.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Policy HI4: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

HI4 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).

HI4 Objective 2: To review and update the South Dublin County Council House Extension Design Guide, 2010 during the lifetime of this Development Plan, to include a review of design options for mid terrace type extensions with a view to facilitating these extensions in Local Authority housing where appropriate.

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.

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Section 12.4.2 Development Management and Green Infrastructure

- Includes need for a Green Infrastructure Plan.
- Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones,' Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.
- Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:
 - Tree and hedgerow removal;
 - Tree and hedgerow retention;
 - New tree and hedgerow planting.
- This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

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

Relevant Government Guidelines

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a side extension is 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 & Visual Amenity

First floor extension to the front & side of the dwelling

The proposed two-storey side extension would be built above the existing ground floor utility and office from the gable elevation by 2.7m in an easterly direction. The first-floor gable proposal is built within the existing footprint of the dwelling. The proposed front elevation of the side extension introduces a projection of 1.3m in a south-westerly direction. It creates a bay front pitch roof over the contemporary canopy element with two matching windows. The first-floor projections are not deemed significant enough at 1.3m to negatively impact the neighbouring property east of No.83 Templeogue Wood. Therefore, the Planning Authority considers that the fenestration and materials used on the first-floor projected element of this proposal with the contemporary design are acceptable.

The proposed roof has also been elongated by matching the pitched roof level of the dwelling and projecting 3m in an easterly direction. The proposal includes for the demolition of the existing chimney. In conjunction with the original roof, the proposed gable roof profile would create an overall seamless alteration to the dwelling and would not render a significant imbalance to the set of detached houses on this established road. Therefore, the first floor/roof proposals are considered in accordance with the guidance set out in Section 4, 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Retention of converted garage

Retaining the converted garage to habitable playroom space with alterations to the front elevation is considered acceptable. The proposal for retention reflects the character, design, and fenestration of the existing house and is supposed to integrate cohesively to the visual and residential amenities of the area. In addition, the proposal for retention matches the pitched roof profile and is considered seamless in scale, size and context to the main dwelling as a habitable addition.

The corner site proposal shall cause no overbearing impact or overshadowing to the neighbouring properties and is consistent with the guidance set out in Section 4, 'Side Extensions', of the South Dublin County Council House Extension Design Guide (2010).

Roads / Pedestrian Access Gateway

The retention proposal includes for the widening of the existing site entrance and all associated site works.

The Roads Department has no objections and report states that the development will have minimal impact on the current car parking provision.

Having regard to the recommendations of the Roads Department, it is considered that the development for retention is acceptable.

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SEA Sensitivity Screening - Record of Monuments and Places 2016

Having regard to the overlap with the Record of Monuments and Places 2016, it is considered that the development for permission and retention would not have any adverse impact and is acceptable.

Green Infrastructure

The subject application provides for no 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). A **condition** for surface water shall include for SuDS measures in the form of water butts.

Having regard to the extent of private amenity grassland retained, the scale of the footprint increases and the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services have not submitted a report, however it is deemed that standard conditions can be obtained by **condition**.

Irish Water have not submitted a report however, the proposal and retained development shall not affect any new water connections and therefore standard Irish Water conditions shall apply.

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

Environmental Impact Assessment

Having regard to the modest nature of the proposed and retained development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the

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environment arising from the proposed and retained development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

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| Development Contributions | |
| Planning Reference Number | SD22B/0395 |
| Summary of permission granted & relevant notes: | Proposed Extension is 15.8sq.m (Exempted contribution only) and Retained 23.4sq.m (contribution applied) |
| Are any exemptions applicable? | No |
| 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) | 23.4 |
| Amount of Floor area, if any, exempt (m2) | 0 |
| Total area to which development contribution applies (m2) | 23.4 |
| Total development contribution due | €2,445.07 |

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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 and retained it is considered that, subject to the conditions set out below, the proposed and retained 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. It is considered that the proposed and retained extension would be in compliance with Council policy in relation to extensions to dwelling houses.

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 & Grant Retention 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 retained and 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

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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.

(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

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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.

3. Drainage - Surface Water.

(a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.

(b) Include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

(c) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(d) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,445.07 (Two thousand, four hundred and forty five euro and seven cent), 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.

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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 adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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REG. REF. SD22B/0395

LOCATION: 82, Templeogue Wood, Dublin 6w

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 & Grant Retention 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: 01/11/2022

jjohnston
Jim Johnston,
Senior Executive Planner