

Comhairle Chontae Atha Cliath Theas

PR/1360/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0399 **Application Date:** 07-Sep-2022
Submission Type: New Application **Registration Date:** 07-Sep-2022

Correspondence Name and Address: John Murray 2, Nellstown Cottages, Ninth Lock Road, Clondalkin, Dublin 22

Proposed Development: Planning Permission sought for 28.5 sqm single story side extension with pitched roofs, 3 no. velux roof lights, internal alterations to ground floor and all associated site works.

Location: 1, Rowlagh Green, Clondalkin, Dublin 22.

Applicant Name: Jennifer Keating

Application Type: Permission

(BC)

Description of Site and Surroundings:

Site Area: stated as 0.0300 hectares on application form.

Site Description:

The subject site is located within the Rowlagh Green residential estate in Ronanstown. The subject dwelling is a two-storey end of terrace with a pitched roof profile with space to the side. The front garden/amenity area is hard surfaced for parking spaces and small front porch with mono pitched roof extension is evident on the front elevation of the dwelling. The rear garden contains open space and 31sqm shed/gym with pitched roof profile. The surrounding streetscape is characterised by dwelling houses of similar style and appearance however, material finishes, and colours used are different across the dwellings in the surrounding streetscape. Examples of front and side extensions are evident in the area. The side of the property faces onto public open space and large green area. The dwelling/subject site is located in a prominent area of Rowlagh Green with high visibility to the surrounding area.

Proposal:

The proposed development consists of the following:

- 28.5 sqm single story side extension with pitched roof, 3 no. Velux roof lights,
- Internal alterations to ground floor and associated site works.

Zoning:

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

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Consultations:

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

SEA Sensitivity Screening - Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations:

Submission expiry date – 11/10/2022
No submissions or observations were received.

Relevant Planning History:

Subject Site:

SD12B/0001 - Retention of attic conversion to storeroom and installation of new dormer window to rear of house.

Refuse Permission for Retention

1. Having regard to the pattern of development in the area and to the prominent location of the end-of-terrace house, it is considered, by reason of its form, excessive scale and design, that the attic development and roof extension that involved raising of the existing roof ridge height and removal of the chimney has resulted in a visually dominant, obtrusive and incongruous form of development which is entirely out of character with development in the vicinity. The retention of the proposed development would, therefore, seriously injure the visual amenities of the area and would depreciate the value of property in the vicinity. The retention of the proposed development would, therefore, not be in accordance with the zoning objective of the area, which is 'A' to protect and / or improve residential amenity and would be contrary to proper planning and sustainable development of the area.
2. The retention of the proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

SD14B/0203 - 1, Rowlagh Green, Clondalkin, Dublin 22.

Removal of the existing unauthorised dormer feature and the construction of a new dormer feature for the use as storage to the rear of the roof; permission for retention of the garden shed for use as a home gymnasium located to the rear.

Grant Permission and Grant Retention.

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Adjacent sites:

SD02B/0503 - 30, Rowlagh Avenue, Clondalkin, Dublin 22

Creation of an extension to side of existing house.

Grant Permission.

SD15B/0278 - 18, Rowlagh Green, Dublin 22

Construction of a two-storey extension to the side and a single storey extension to the rear and all associated site development works to include main roof alterations, elevations alteration and 3 'Velux' windows.

Grant Permission.

Relevant Enforcement History:

S6891 - 1 Rowlagh Green, Clondalkin, Dublin 22 (Subject dwelling)

Unauthorised dormer attic conversion

Stage: Case Closed – **Notice Complied with** – 13th November 2015

Pre-Planning Consultation:

None identified on APAS for subject site.

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.

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.

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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

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.

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

Side extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *Avoid the use of prominent parapet walls to the top of 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'.*

Overlooking and loss of privacy

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

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.*

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 relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Services and Drainage
- Roads
- Parks
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

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Zoning and Council Policy

A development comprising of the construction of a pitched roofed, ground floor extension to the side of the existing dwelling house for uses ancillary to the existing use 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

Single Storey Extension to the side with pitched roof and 3 no. rooflights:

The proposed single storey ground floor extension would be located on the side gable elevation of the existing dwelling which is located overlooking the public space to the north. The extension extends to the side by 3.8m with the building line consistent with the existing front and rear elevation (side extension is full length of dwelling at c8.7m). The extension would have a height of c2.4m with eaves and a pitched roof with ridge line of c4.4m. The roof would have 3 no. Velux rooflights which are acceptable. The proposed extension accommodates an open plan kitchen/lounge area with c1.9m x 1.3m window (to match existing) to the front elevation and c2.4m in width x 2.1m in height double door access to the rear amenity space.

There will be approximately 115sqm of rear amenity space remaining which is consistent with the House Extension Design Guide.

The proposed extension would not be overbearing and would result in no significant overshadowing of the neighbouring units.

In terms of the roof design, the design of the roof height and pitch would result in an unacceptable level visual amenity and functionality to the existing gable end wall of the main dwelling house. The current design would create an unacceptable sense of enclosure to the occupants. The proposed side gable elevation (005/03) drawing proposes that the roof will be constructed over part of the existing first floor window to landing. This is not deemed acceptable. The applicant should redesign the proposed roof, bearing in mind the guidance contained within the house extension design guide 2010 that a flat roof alternative for this prominent site would not be acceptable. A clear separation distance must be established to the existing window in the gable wall so that the roof is not constructed over it. This should be confirmed by **condition**.

The SDCC house extension design guides states that side extensions should '*not incorporate blank gable walls where extensions face onto public footpaths and roads.*' In this instance, the proposed gable wall of the extension would be located 0.97m from the c2.2m high boundary wall which prevent any meaningful visual benefit of a window or opening on the gable overlooking the boundary wall to the residents within the extension or to the public open space located beyond as passive surveillance would be restricted by the wall. In this instance it is deemed acceptable for the side gable on the corner site to have a blank gable.

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The materials proposed in relation to the roof tiles and windows match that of the existing and are visually acceptable however, a painted smooth plaster finish is proposed for the extension which would not be visually acceptable. In the event of a grant of permission, a **condition** can be added to ensure finish matches existing.

Internal alterations to ground floor and associated site works

The development also proposes internal alterations to the ground floor. Two new internal access doors would be added into the extension; one from the entrance hall and one leading from the new extension in new dining area which currently serves as the kitchen/dining area. The new internal access doors and internal alterations at ground floor level would not result in any unacceptable levels of overlooking and would not be overly injurious to the residential or visual amenities of the area and are deemed accessible.

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

Services and 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. Extension would be located c4.3m from the 6" mains water line located to the side (north) of the proposed development.

Roads

The roads department have **no objections** to the proposed development and there are no works that would increase the risk to road users. The side extension would allow for c6.9m of space between the front of the extension and the front boundary wall which is sufficient for parking.

Parks

No report was received from the Public Realm section of the council at time of writing this report. As no comment on the proposed development has been received, it is considered appropriate that in the event of a grant of permission, 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 however is located close to the Secondary GI Link: L3 Griffeen-M50 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, a full GI assessment for the proposed development is not required.

Screening for Appropriate Assessment (AA)

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, single storey extension with 3 no. Velux roof lights to the side of the existing dwelling house for uses ancillary to the existing use.

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 (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.

Development Contributions

Previous extensions 32.86sqm

Proposed works 28.5sqm

Exemption remaining 7.14sqm

Total Assessable 21.36sqm

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Planning Reference Number	SD22B/0399
Summary of permission granted & relevant notes:	Proposal for Residential Extension – 28.5sqm. Previous extensions: Porch 1.86sqm, Gym 31sqm.
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)	28.5
Amount of Floor area, if any, exempt (m2)	7.14
Total area to which development contribution applies (m2)	21.36
Total development contribution due	€2,240.02

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – extension	28.5sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.030

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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. 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 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. Amendments.

The ridge-line of the gable-hipped roof to the ground floor side extension hereby permitted shall be lowered so that the gable window to the first floor of the principal dwelling is not obscured in any way by the extension and remains in its current position.

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

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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.

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/0399

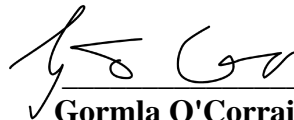
LOCATION: 1, Rowlagh Green, Clondalkin, Dublin 22.

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: 28/10/22



Gormla O'Corrain, Senior Planner