

Comhairle Chontae Atha Cliath Theas

PR/1400/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0405 **Application Date:** 12-Sep-2022
Submission Type: New Application **Registration Date:** 12-Sep-2022

Correspondence Name and Address: Keith Duggan, Paul Redmond Architectural Services Limited 50, Riverforest View, Leixlip, Co. Kildare

Proposed Development: The development will consist of changes to the existing dwelling including:

- (a) removal of existing kitchen window replaced with a larger kitchen window to the front elevation on the first floor.
- (b) upgrade works to the existing bay window on the front elevation on the first floor incorporating a new standing metal fascia and soffit.
- (c) removal of the existing chimney on the side elevation
- (d) removal of the existing sliding door on the rear elevation replaced with a new window and
- (e) the removal of the existing window on the rear elevation, replace with a larger door all together with associated site works.

Location: Barleybank, Killakee Road, Rathfarnham, Dublin 16, D16 YF89

Applicant Name: Eleanor Flew & Kieran Leahy

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.26 Hectares on the application form.

Site Visit: 26th of October 2022.

Site Description

The subject site is located on the eastern side of Killakee Road (R113). This road and area are rural in nature with trees and hedgerows on either side. The site has a recessed entrance from this road. On the site, in the southern corner, is an existing house of one and two storeys in height.

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The part of the site that the house is located is elevated above the road. The site adjoins fields and rural open space and is bounded by mature trees and vegetation.

Proposal

Permission is being sought for works to the existing dwelling including:

- (a) removal of existing kitchen window replaced with a larger kitchen window to the front elevation on the first floor.
- (b) upgrade works to the existing bay window on the front elevation on the first floor incorporating a new standing metal fascia and soffit.
- (c) removal of the existing chimney on the side elevation
- (d) removal of the existing sliding door on the rear elevation replaced with a new window and
- (e) the removal of the existing window on the rear elevation, replace with a larger door all together with associated site works.

Zoning

The subject site is zoned 'RU': *'To protect and improve rural amenity and to provide for the development of agriculture'* under the South Dublin County Development Plan 2022-2028.

Consultations

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Roads Department	No objections.
Public Realm	No comments/conditions to add.
H.S.E. EHO	No further observations to make.

SEA Sensitivity Screening – the site overlaps with or is proximate to the following layers:

- Aviation related Bird Hazards and Outer Horizontal Surface for Casement.
- Road Proposals – Six Year along Ballyboden Road/Stocking Lane (R115)

Submissions/Observations /Representations

Submissions closed 17th of October 2022. No third party submissions received.

Relevant Planning History

SD19A/0001

Detached single storey bungalow with external wheelchair ramp; accessible car space; new site boundaries; landscaping of site and all associated works. **Permission refused.**

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92B/0121

Two storey extension to the side of the existing house. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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

Policy NCBH1: Overarching

Policy NCBH2: Biodiversity

Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas

Policy NCBH14: Landscapes

Preserve and enhance the character of the County's landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.

Policy GII: Overarching

GII 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.

Policy GI2: Biodiversity

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.

Policy GI4: Sustainable Drainage Systems

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

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Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy H11: Privacy and Security

Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

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

Policy H23: Rural Housing and Extension Design

Ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

H23 Objective 1:

Ensure that all new rural housing and extensions within areas designated within Zoning Objectives Rural (RU), Dublin Mountain (HA-DM), Liffey Valley (HA-LV) and Dodder Valley (HA-DV);

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and

- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and

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- *Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and*
- *Retains and reinstates (where in exceptional circumstance retention cannot be achieved) traditional roadside and field boundaries; and*
- *Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and*
- *Would comply with the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent less than 10) 2021 except where planning permission was granted prior to 7th June 2021 in which case the EPA's Code of Practice Wastewater Treatment Systems Serving Single Houses 2009 applies; and*
- *Would not create or exacerbate ribbon or haphazard forms of development.*

Policy E3: Energy Performance in Existing and New Buildings

Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.3.5 Landscape Character Assessment

12.4.1 Green Infrastructure Definition and Spatial Framework

12.4.2 Green Infrastructure and Development Management

12.5 Quality Design and Healthy Placemaking

12.5.2 Design Considerations and Statements

12.5.3 Density and Building Heights

12.6 Housing - Residential Development

12.6.7 Residential Standards

12.6.8 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.

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.11.1 Water Management

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South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions.

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.*

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage 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, (2009).

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).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Landscape Character;
- Green Infrastructure,
- Access and Parking;
- Infrastructure and Environmental Services;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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Zoning and Council Policy

The subject site is zoned 'RU': *'To protect and improve rural amenity and to provide for the development of agriculture'* under the South Dublin County Development Plan 2022-2028. The proposed development is for changes to the windows, materials, and doors and the removal of the existing chimney of an existing house. Given this, the proposal is acceptable in principle subject to assessment against the relevant policies, objectives and standards of the 2022-2028 CDP.

Visual and Residential Amenity

The proposed development would involve the following changes to the existing house on site:

- removal of existing kitchen window replaced with a larger kitchen window to the front elevation on the first floor;
- upgrade works to the existing bay window on the front elevation on the first floor incorporating a new standing metal fascia and soffit;
- removal of the existing chimney on the side elevation;
- removal of the existing sliding door on the rear elevation replaced with a new window; and
- the removal of the existing window on the rear elevation, replace with a larger door all together with associated site works.

The proposed works are considered to be minor in nature and would not significantly alter the external appearance of the house. The proposed new windows, doors and materials would be inkeeping with the existing character of the house.

The house is well separated from the road and surrounding residential properties. It is not considered that the proposed works would have an undue impact on existing residential amenity. The proposed development is therefore considered to be acceptable in terms of visual and residential amenity.

Landscape Character

The subject site is located within the Foothills Landscape Character Type. Given the minor nature and scale of the proposed development it is considered to be in compliance with the landscape character policies and objectives of the CDP 2022-2028.

Green Infrastructure

Having regard to the location, minor nature and scale of the development it is considered to be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

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Access and Parking

No changes to access or parking proposed. The Roads Department have stated that they have no objections.

Infrastructure and Environmental Services

No report was received from Water Services. Nevertheless, the proposed development does not include any changes to services.

The H.S.E. Environmental Health Officer notes that the proposal is not proposing any alteration to drainage and no substantial site works. The EHO states that they have no further observations to make.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves minor amendments to an existing house.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development, 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.

Development Contributions

Minor amendments to house. No assessable floor area.

SEA monitoring

Building Use Type Proposed: Residential extension

Floor Area: 0sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.26 Hectares.

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Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established rural character of the area, and
- the minor nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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. 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.
3. Minimise Air Blown Dust.
During the construction and or demolition phase of the development, Best Practicable

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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.

4. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor 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.

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REG. REF. SD22B/0405

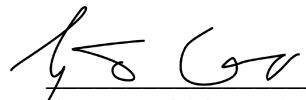
LOCATION: Barleybank, Killakee Road, Rathfarnham, Dublin 16, D16 YF89



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: 07/11/22



Gormla O'Corrain,
Senior Planner