

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0406 **Application Date:** 13-Sep-2022
Submission Type: New Application **Registration Date:** 13-Sep-2022

Correspondence Name and Address: Colin Carroll 96, Wheatfield, Bray, Co. Wicklow.
Proposed Development: Planning permission for construction of a two story extension to the side of existing end of terrace house and a new front door to replace existing window in porch at front of house at 45 Arthur Griffith Park Lucan Co. Dublin

Location: 45, Arthur Griffith Park, Lucan, Dublin
Applicant Name: Mr Sorin Ursu
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.0117 Hectares.

Site Description

The application site is located in Arthur Griffith Park off Esker Cottages and close to Junction 4 of the N4. The area is residential in nature and is characterised by dwellings of similar architectural form and style with a predominantly uniform building line. The subject property is a two-storey end of terrace corner unit with a relatively large side garden and gable pitched roof.

Proposal:

The development will consist of:

- A two-story extension to the side of existing end of terrace house.
- A new front door to replace existing window in porch at front of house.
- Total area of works 50sqm.

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

Consultations:

Irish Water - No report received at time of writing.

Water Services – No report received at time of writing.

Roads Department – No report received at time of writing.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject Property

SD22A/0262 – **Permission Refused** for construction of 2 storey end of terrace house to side of existing house, removal of existing chimney stack, new entrance drive with double gates to side boundary wall and a new front door to replace existing window at front in existing porch.

Adjacent sites:

SD08B/0627 – 15, Arthur Griffith Park, Lucan, Co. Dublin – **Permission Granted** for single storey extension consisting of bedroom, bathroom and utility room to side of and retention of single storey porch to front of.

SD16B/0213 - 13, St. Finians Green, Lucan, Co. Dublin – **Permission Granted** for two storey extension to east (side) of dwelling.

Relevant Enforcement History

S8952 - Structure to the rear that may require planning permission - **Live**

Pre-Planning Consultation

None

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).

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

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.

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

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
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a two-storey side extension and a new front door to replace existing window in porch at front of house 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

The proposed two-storey side extension will provide two additional bedrooms and the conversion of a dressing area to an ensuite WC. The two first floor bedrooms are considered consistent with the Quality Housing for Sustainable Communities in terms of size as is the increased living area for a 4 bedroomed dwelling over two floors.

The proposed extension will follow the existing building line to the front and extend out the existing ridge line which is considered appropriate. The gable elevation to the west provides no passive surveillance and a window at ground floor level and one at first floor level should be included in the design which can be confirmed by **condition**. The proposed development would not lead to any additional overlooking of neighbouring dwellings, nor would it result in unwanted overshadowing or loss of aspect which is appropriate. The materials proposed for the external walls will match that of the existing.

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

The proposed repositioning of the main entrance door from the side of the existing porch to the front southern elevation is somewhat out of character for the established pattern of development for the area but would **not be visually injurious**.

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 a **condition** regarding the appropriate treatment of Sustainable Urban Drainage Systems is attached in the event of a grant of permission. 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.

Roads

No report was received from the Roads Department at the time of writing and from the plans as submitted by the applicant, it appears that there will be no change to the parking or access and egress arrangements on site and therefore the proposed development is acceptable.

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 a two-storey side extension and a new front door to replace existing window in porch at front of house.

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.

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

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

Planning Reference Number	SD22B/0406
Summary of permission granted & relevant notes:	Residential Extension - 50sqm. Previous extension 40sqm.
Are any exemptions applicable?	No. 40sqm allowance was used on previous extension.
If yes, please specify:	
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)	50
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	50
Total development contribution due	€5,224.50

SEA Monitoring Information

Building Use Type Proposed:

Floor Area:

50sqm

Land Type:

Urban Consolidation.

Site Area:

0.0117Hectares.

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

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) A window ground floor level and a window at first floor level of the western gable elevation.

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

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

3. (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.

(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.

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

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.

Comhairle Chontae Atha Cliath Theas

PR/1398/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0406

LOCATION: 45, Arthur Griffith Park, Lucan, Dublin



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: 07/11/22_____



Gormla O'Corrain,
Senior Planner