

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0410 **Application Date:** 15-Sep-2022
Submission Type: New Application **Registration Date:** 15-Sep-2022

Correspondence Name and Address: Fionnuala Rogerson Architects Ardtuna House,
Lower Churchtown Road, Dublin 14

Proposed Development: The construction of a 21.0 sqm first floor extension to the side elevation including associated demolition works and extension of the existing pitched roof; construction of a 15.5 sqm single-storey extension to the rear; construction of a 1.5 sqm ground floor and 1.5 sqm first floor bay window to the front elevation ; associated site works including a bin enclosure to the parking/ entrance area.

Location: 81, Dodder Road Lower, Rathfarnham, Dublin 14
D14 X588

Applicant Name: Marion & Brendan McDonald

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 01/10/2022

Site Area: as stated 0.0445 Hectares.

Site Description:

The site accommodates a north-facing 2-storey, semi-detached house with a hipped roof. There is a single storey attached study to the side. The development pattern on this road has various extension alterations to the original characterised semi-detached dwellings with hipped roofs. Several houses in the area have extensions or modifications to the front, side or rear at ground level and over two storeys along this stretch of Dodder Road Lower.

The houses are well set back from the road and have a straight building line, despite the slight curvature of the street itself. The site backs onto a bungalow with a rear extension which fronts onto Dodder Road Lower.

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

Proposal:

The proposal for permission consists of the following:

- The construction of a 21.0 sqm first floor extension to the side elevation including
- associated demolition works and extension of the existing pitched roof;
- construction of a 15.5 sqm single-storey extension to the rear;
- construction of a 1.5 sqm ground floor and 1.5 sqm first floor bay window to the front elevation;
- associated site works including a bin enclosure to the parking/ entrance area.

Zoning:

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

Consultations

Water Services – No report received, subject to standard conditions.
Irish Water – No report received, subject to standard conditions.
Roads – No objections or recommendations.
Parks - No objections or recommendations.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None received.

Recent Relevant Planning History

None for Subject Property.

Adjacent Properties

SD22B/0365 - 56, Dodder Road Lower, Dublin 14. *Awaiting Decision for* Single storey extension to front with 2 roof windows. 2 storey first floor extension to the side and front with gable to the front to give 2 additional bedrooms. Raised gable to the side. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. 2 dormer windows to the rear and 1 dormer to the front roof area. 1 Velux window to the front roof area. Conversion of garage to living area.

SD22B/0364 - 57, Dodder Road Lower, Dublin 14. *Awaiting Decision for* Attic conversion for storage with 2 dormer windows to the rear. Side first floor extension for 2 additional bedrooms with raised gable to side. 2 storey front extension with gable. Front bay window extension with

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

pitched roof over. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. Single storey extension to rear. 4 Velux windows to the front roof area.

SD20B/0513 - 58, Dodder Road Lower, Rathfarnham, Dublin 14. *Granted Permission* for Ground, first floor and attic extension to the side, front and rear including an attic conversion resulting in an overall increase in floor area from 107sq.m to 240sq.m and from a three-bedroom dwelling to a four bedroom dwelling with all drainage and associated site works.

SD20B/0109 - 52, Lower Dodder Road, Rathfarnham, Dublin 14. *Granted Permission* Alterations and extension to existing dwelling comprising of ground floor extension to the side incorporating the garage and to the rear of 82sq.m.; first floor extension to the side over the existing garage and to the rear of 37sq.m.; overall additional area is 119sq.m.; new bay windows and canopy to front; new windows throughout and all drainage and ancillary works.

SD17B/0251 - 62, Lower Dodder Road, Rathfarnham, Dublin 14. *Granted Permission* for domestic extension to existing two-storey semi-detached dwelling comprising; single storey extensions to rear and side; dormer construction to side at first floor and attic levels to accommodate new stairs to attic; new dormer structures to attic level to front and rear; elevational changes; and all ancillary works.

SD15B/0033 - 62, Lower Dodder Road, Rathfarnham, Dublin 14. *Granted Permission* Conversion of the existing garage to a habitable room including a new 3.5sq.m bay window to the front.

SD09B/0143 - 33, Lower Dodder Road, Rathfarnham, Dublin 14. *Grant Permission* Extension of existing roof to accommodate a bedroom and ensuite in the attic space, rooflights to front and rear and all associated site and landscaping works.

S00B/0741 - 46 Dodder Road Lower, Rathfarnham, Dublin 14. *Grant Permission* for Partial demolition of existing garage, demolition of existing chimney and lean-to structure, and construction of new two storey extension to side of existing two-storey house, plus conversion of existing attic space to habitable room, incorporating 2 no. dormer windows

S99B/0212 - 53 Lower Dodder Road, Dublin 14. *Grant Permission* for Alterations to front elevation and re-modelling to main roof.

Recent Relevant Enforcement History

No recent relevant enforcement history recorded for subject site

Pre-Planning Consultation

None recorded for subject site.

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

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.

Section 4.2.1 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.

Section 4.2.2 Sustainable Water Management

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 6.8.2 Residential Extensions

Policy H14: 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).

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.

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

A development comprising of a front, first floor side and rear extension with roof change 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 South Dublin House Extension Design Guide.

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 study from the gable elevation by 2.9m in a westerly 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 bay window projection of 0.8m in a northerly direction and mirrors the lower ground floor bay window. The fenestration and materials used are seamless to the visual amenities of the area and are acceptable.

The proposed roof has also been elongated by matching the pitched roof level of the dwelling and projecting over the first-floor gable extension. The proposed gable roof profile would create an overall seamless alteration to the dwelling. It would not significantly imbalance 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).

Rear Extension

The proposed single-storey rear extension projects 3.4m from the rear building line and would be located abut with the shared boundary with the neighbouring property to the west of the site. It is considered the 10.2 sq.m flat roof proposal is set back appropriately to the east and would not be significantly injurious to the amenities of the adjacent properties east or west of the site. The pattern of development in the area has a prevalence of rear extensions. No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved in total for a three-bedroom house and is considered to provide sufficient residential amenities for future occupants. It, therefore, would be consistent with the Development Plan provisions.

Roads

No change to the footprint of the front area of the dwelling. The report from Roads Department is noted with no objections.

Green Infrastructure

The proposed 10.2 sq.m rear extension is broadly built over an existing terrace area. The rear garden is broadly uninterrupted and indicated to continue to be grassed. A condition can be attached to agree any necessary SUDs measures.

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

The proposal does not impact 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/ flood risk and Irish Water. Reports have not been submitted; however, it is deemed that standard conditions can be obtained by **condition**.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is in an established residential area. The development comprises side /rear extension.

Having regard to:

- the small residential scale of the development,
- the location of the development in an established urban area, and
- the consequent absence of a pathway to the European site,

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

Environmental Impact Assessment

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.

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

Development Contributions

Planning Reference Number	SD22B/0410
Summary of permission granted & relevant notes:	Residential Extension - 39.5sqm. No previous extension.
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	€104.49
Area of Development (m²)	39.5
Amount of Floor area, if any, exempt (m²)	40
Total area to which development contribution applies (m²)	0
Total development contribution due	€0

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed 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. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

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.
(c) Drainage - Irish Water.
(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
(ii) 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

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

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 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.

Comhairle Chontae Atha Cliath Theas

PR/1408/22

Record of Executive Business and Chief Executive's Order

3. The disposal of surface water shall accord with the requirements of the Planning Authority as follows:
 - (a) The surface water generated by the development (roof and pavements) shall not be discharged to the sewer but shall be infiltrated locally, to a soakpit or similar. There shall be no overflow to the public network. The soakpit shall be designed to BRE Digest 365, shall be at a min. 5m from the house and shall have no impact on neighbouring properties.
 - (b) If the applicant does not consider a soakpit a feasible solution, the applicant shall prove that by submitting a report signed by a Chartered Engineer, showing an infiltration test (with results, photos, etc), and shall propose an alternative SuDS measure for the written agreement of the Planning Authority thereafter for build-out
 - (c) Any changes to the parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SUDS) i.e. permeable surfacing. Where unbound material is proposed for hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath.

REASON: In accordance with GI4 Objective 1 of the County Development Plan 2022-2028 and the South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022

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: 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/1408/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0410

LOCATION: 81, Dodder Road Lower, Rathfarnham, Dublin 14 D14 X588



**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: 09/11/22


**Gormla O'Corrain,
Senior Planner**