

Comhairle Chontae Atha Cliath Theas

PR/1518/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0132 **Application Date:** 31-Mar-2022
Submission Type: Additional **Registration Date:** 17-Nov-2022
Information

Correspondence Name and Address: D. Kennedy 225, Harolds Cross Road, Dublin 6W

Proposed Development: A single storey side garage extension incorporating three roof-lights side, north face of new pitched roof, internal alterations, and all ancillary works.

Location: 10a, The Court, Cypress Downs, Templeogue, Dublin 6W

Applicant Name: Michael & Goretti Corway

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.026 hectares.

Site Description:

The application site contains a two storey, detached house, located on The Court, Cypress Downs. The surrounding area is residential in nature.

Site visited:

20 April 2022

Proposal:

Permission is sought for the following:

- Single storey side garage (20.9 sq.m) with mono-pitch roof, 3 no. rooflights and garage doors on the front elevation.

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Surface Water Drainage – **additional information** recommended

Irish Water – **additional information** recommended

SEA Sensitivity Screening

No overlap with relevant sensitive layers.

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Submissions/Observations /Representations

Submission expiry date – 04/05/2022

No submissions or objections received.

Relevant Planning History

SD14A/0206: Demolition of existing single storey detached garage, subdivision of existing garden and construction of a new two storey detached dwelling and all associated site works.
Permission granted.

SD11A/0079: Demolition of existing 25.6 sq.m. single storey detached garage and construction of a new 66.5 sq.m. single storey detached one bedroom dwelling and all associated siteworks.
Permission granted.

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

Relevant Policy in South Dublin County Council Development Plan 2016-2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Relevant Government Guidelines

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

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

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

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Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes construction of a single storey garage extension to the side of the existing dwelling. The extension would have a mono-pitch roof connecting with the side wall of the main dwelling. There would be 3 no. rooflights and garage doors to the front. Part of the side boundary wall of the property would be formed by the new garage. No other changes are noted from drawings.

The House Extension Design Guide states '*Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements.*' When measured from drawings, it appears that the garage would be setback approximately 20cm from the front building line of the main dwelling, with doors recessed slightly back from the front building line of the garage. This setback is considered acceptable. A **condition** should be attached in the event of a grant stating the garage door shall include vertical elements.

Elevations state the garage would have a painted render finish, in contrast to the mostly brick construction of the main dwelling. It is considered that the proposal would be visually acceptable.

Based on the above, the garage extension is considered to be acceptable.

Services, Drainage and the Environment

Water Services have reviewed the application and have recommended the following **additional information** is sought:

- 1.1 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to investigate the potential to incorporate a soakaway on site to manage surface water run off. The applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE*

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Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

- i. At least 5m from any building, public sewer, road boundary or structure.*
- i. Generally, not within 3m of the boundary of the adjoining property.*
- ii. Not in such a position that the ground below foundations is likely to be adversely affected.*
- iii. 10m from any sewage treatment percolation area and from any watercourse / floodplain.*
- iv. Soakaways must include an overflow connection to the surface water drainage network.*

Irish Water have reviewed the application and have recommended the following **additional information** is sought:

Water

1.1 The proposed development is approximately 1.9m from a 4" uPVC public watermain located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices.

Foul

2.1 The proposed development is approximately 2.5m from a 225mm public wastewater sewer located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices.

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2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices

It is considered prudent to request the recommended **Additional Information** to ensure that SuDS are provided on site to mitigate the additional hardstanding, and also to ensure the protection of existing Irish Water facilities proximate to the site.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

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

Environmental Impact Assessment

Having regard to the modest nature of the proposed 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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, and the recommendations of Water Services and Irish Water, the applicant should be requested to submit the following additional information:

- Soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design.
- A response demonstrating engagement with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure

Recommendation

Request Further Information.

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Further Information

Further Information was requested on 25/05/22

Further Information was received on 17/11/22

Consultations

Surface Water Drainage – No response received

Irish Water – No response received

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

1. *The proposed development is approximately 1.9m from a 4" uPVC public watermain and approximately 2.5m from a 225mm public wastewater sewer located under the public footpath to the north of the site. Irish Water Standard Details for water Infrastructure require 3m clear distance from mains of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: datarequests@water.ie. All development shall be carried out in compliance with Irish Water Standards codes and practices.*
2. *The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to investigate the potential to incorporate a soakaway on site to manage surface water run off. The applicant is required to submit soil percolation test results, design calculations and dimensions to the Planning Authority to demonstrate that the soakaway is feasible in accordance with BRE Digest 365 – Soakaway Design. The applicant is required to submit a revised drawing showing plan and cross-sectional views, dimensions, and location of proposed soakaway to the Planning Authority. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*
 - i. *At least 5m from any building, public sewer, road boundary or structure.*
 - ii. *Generally, not within 3m of the boundary of the adjoining property.*
 - iii. *Not in such a position that the ground below foundations is likely to be adversely affected.*
 - iv. *10m from any sewage treatment percolation area and from any watercourse / floodplain.*

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- v. *Soakaways must include an overflow connection to the surface water drainage network.*

Assessment

Item 1 – Irish Water

The applicant has engaged with Irish Water regarding the proposal. Irish Water have confirmed that the development can be facilitated subject to the following **condition**:

A slit trench will be required prior to construction works commencing onsite and the Local Authority Water Services Inspector (acting as agents to Irish Water) shall witness the slit trench to determine the following:

- *Exact location and separation distance of the existing wastermain to the existing dwelling*

This **condition** is considered appropriate and should be attached in the event of a grant of permission.

Item 2 – SuDS

The applicant has stated that, given the constrained nature of the site, it was not considered feasible to provide a traditional soakaway. The applicant is instead proposing to include a rain garden to the front of the property. This is considered acceptable. In providing landscaping works to the front to facilitate the rain garden, permeable paving should be incorporated in the event any alterations are made to the surface of the front driveway.

South Dublin County Development Plan 2022 – 2028

A new Development Plan came into effect for South Dublin on 3rd August 2022. As a result, the development has been reassessed against the plans and policies of this new plan. The zoning of the site is unchanged, and it is considered that the proposal broadly aligns with the policies and objectives of the 2022 – 2028 Development Plan.

There is an increased focus on green infrastructure within the new plan and therefore an additional assessment of the application against these policies and objectives has been undertaken below.

Green Infrastructure

The site does not appear to be located within a Core Area, Primary GI Corridor or Secondary GI Link, as per figure 4.4 of the Development Plan. It is not considered that the development is of such a scale so as to significantly impact GI in the area. There is a mature hedge bounding the site and this appears to be maintained.

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Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – *'To protect and/or improve residential amenity'*, and the relevant provisions in the County Development Plan 2022-2028 and is considered acceptable.

Other Considerations

Development Contributions

Non habitable garage/storage extension – **no contribution due**

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	20.9 sq.m
Land Type:	Urban Consolidation
Site Area:	0.026 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to 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 proposal would be consistent with Council policy in relation to extensions to dwelling houses.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission 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 to be in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety in accordance with the

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plans, particulars and specifications lodged with the application, and as amended by Further Information received on 17/11/2022, 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) 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

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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.

3. Irish Water.

Prior to commencement of development the applicant /developer shall create a slit trench and the Local Authority Water Services Inspector (acting as agents to Irish Water) shall witness the slit trench to determine the following:

- Exact location and separation distance of the existing wastemain to the existing dwelling

REASON: In the interest of protecting Irish Water Infrastructure

4. Amendments.

The applicant shall implement the following:

- (a) The garage door shall incorporate vertical elements, as per the recommendations of the House Extension Design Guide;
- (b) Permeable paving shall be incorporated if the opportunity arises when undertaking landscape alteration works at the front.

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

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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/0132

LOCATION: 10a, The Court, Cypress Downs, Templeogue, Dublin 6W



Jim Johnston,
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: 30/11/22_____



Gormla O'Corrain,
Senior Planner