

Comhairle Chontae Atha Cliath Theas

PR/1525/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0446 **Application Date:** 10-Oct-2022
Submission Type: New Application **Registration Date:** 10-Oct-2022
Correspondence Name and Address: Liam Cullen Design & Planning 44, Ballinteer Crescent, Dublin 16
Proposed Development: Modifications to dwelling incorporating relocation of entrance door to front elevation; insertion of a single entrance door and associated blockwork in lieu of existing up and over door to garage; new pitched tiled roof over existing single storey element to dwelling; modification to window and door openings at ground floor level on rear elevation; increase in width of existing vehicular entrance.
Location: 5, Bawnville Road, Dublin 24
Applicant Name: Conor Murphy
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.025 Hectares.

Site Description

The application site is located on Bawnville Road off the R113 and close to the N81 with the River Dodder located to the south of the estate. The immediate vicinity is characterised by residential dwellings of similar architectural style and a relatively uniform building line. The subject property is a two-storey semi-detached dwelling with a pitched roof and a flat roofed side garage.

Proposal:

The development will consist of:

- Modifications to dwelling incorporating relocation of entrance door to front elevation; insertion of a single entrance door and associated blockwork in lieu of existing up and over door to garage.
- New pitched tiled roof over existing single storey element to dwelling; modification to window and door openings at ground floor level on rear elevation.
- Increase in width of existing vehicular entrance.

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Zoning:

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

Consultations:

Roads Department – No report received at time of writing.

SEA Sensitivity Screening

No overlap with relevant layers but within close proximity to HA-DV and Dodder Riparian corridor.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject Property

None.

Adjacent sites:

SD20B/0501 - 12, New Bawn Drive, Tallaght – **Permission Granted** for ground floor front extension with pitched roof over, pitched roof over existing single storey side of dwelling & garage conversion to playroom.

SD19B/0059 - 20, Newbawn Park, Tallaght – **Permission Granted** for pitched roof over ground floor single storey side; partial front extension with 2 'Velux' roof lights on proposed side slope of roof.

Relevant Enforcement History

None.

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

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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.

G14 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.

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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 modifications to a dwelling incorporating relocation of an entrance door to the front elevation; insertion of a single entrance door and associated blockwork in lieu of existing up and over door to garage; new pitched tiled roof over existing single storey element to dwelling; modification to window and door openings at ground floor level on rear elevation; increase in width of an existing vehicular entrance 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.

Planning Note

There were no drawings showing the existing elevations or floor plans submitted with this application. Notwithstanding this, given the uniform nature of the development of the area, the is considered appropriate to assess the application based on the information provided.

Residential and Visual Amenity

Residential

The proposal requires two access doors to the front of the dwelling which would normally be unacceptable but given there is no side access to the rear and the plans provided indicate that the

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area will still continue to be used as a garage/store area it will be acceptable in this instance as it most likely to be used for the storage of bins etc.

The change in roof type from a flat roof to a pitched roof would not lead to any additional overshadowing of any neighbouring properties and the proposed roof lights would not result in any additional overlooking.

Overall, the proposed development would not be injurious to the residential amenities of the area.

Visual

The proposed development requires the moving of the main access door from the side of the porch area to the front of the dwelling which although is out of line with the established pattern of development for the street, there are examples of similar developments in the immediate vicinity and is **acceptable**. Again, the change of roof type over the garage to a pitched roof reflects similar pattern of development established in the area. The materials proposed will match the existing which is appropriate.

The changes to the rear windows and door would not be material in nature as to negatively affect the residential or visual amenities of the area.

The proposed development is acceptable subject to conditions.

Roads

No report was received from the Roads Department at the time of writing, but the proposed access is 3.5m which is acceptable. **Conditions** regarding pillar heights, gates not opening onto public roads or footpaths and dishing of kerbs should be attached in the event of a grant of permission.

Green Infrastructure

The subject application provides for no increase in the footprint of the subject house on an established suburban residential site. The site is located within a Primary GI Corridor 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) but 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 of modifications to a dwelling incorporating relocation of an entrance door to the front elevation; insertion of a single entrance door and associated blockwork in lieu of existing up and over door to garage; new pitched tiled roof over existing single storey element to dwelling; modification to window and

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door openings at ground floor level on rear elevation; increase in width of an existing vehicular entrance.

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 (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

None applicable.

SEA Monitoring Information

Building Use Type Proposed:

Floor Area:

0sqm

Land Type:

Urban Consolidation.

Site Area:

0.025Hectares.

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.

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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) 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

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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.

(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.

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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.

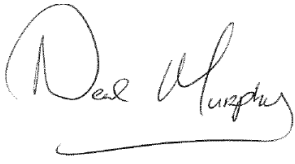
NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22B/0446
LOCATION: 5, Bawnville Road, Dublin 24



Neal Murphy,
Assistant 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: 05/12/2022



Colm Harte,
Senior Executive Planner