

Comhairle Chontae Atha Cliath Theas

PR/1532/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0456 **Application Date:** 18-Oct-2022
Submission Type: New Application **Registration Date:** 18-Oct-2022
Correspondence Name and Address: William Doran 7, St. Marys Road, Ballsbridge, Dublin 4.
Proposed Development: Retention of single storey porch to front and single storey extension to rear.
Location: 10, Butterfield Avenue, Dublin 14
Applicant Name: Lisa Buckley
Application Type: Retention

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.045 Hectares.

Site Description:

The site is located off Butterfield Avenue and contains a two storey semi-detached dwelling with a hipped roof profile. The streetscape of Butterfield Avenue is characterised by a mixture of dwelling types, many of which have undergone refurbishments and extensions in recent years. The area is characterised by a mix of properties (detached and semi-detached) with varying roof types.

Proposal:

The proposal consists of *Retention* for the following:

- single storey porch to front and
- single storey extension to rear.

Zoning:

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

Consultations:

<i>Surface Water Drainage –</i>	No report received; standard conditions apply.
<i>Irish Water –</i>	No report received; standard conditions apply.
<i>Roads -</i>	No report received.
<i>SEA Sensitivity Screening -</i>	<i>No overlap with SEA Sensitivity Layers</i>

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Submissions/Observations /Representations

No submissions received.

Relevant Planning History

S96B/0256 – Granted Permission for a two-storey extension to rear.

Adjacent sites

SD16B/0058 – 12, Butterfield Avenue, Dublin 14. Permission Granted for the Demolition of the porch to the front and the single storey extension to the rear; construction of a single storey extension to the rear; construction of a new porch and the rebuilding and reduction in size of the side storage; felting, retiling and new rooflights to the main roof; widening of the driveway entrance and all associated site works.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

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).

H14 Objective 2: To review and update the South Dublin County Council House Extension Design Guide, 2010 during the lifetime of this Development Plan, to include a review of design options for mid terrace type extensions with a view to facilitating these extensions in Local Authority housing where appropriate.

Green Infrastructure

- Policy GII: Overarching Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.

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- **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.
- **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 12.4.2 Development Management and Green Infrastructure

The design of residential extensions should accord with the South Dublin County Council House Extension 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).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development for retention comprising a front and side extension 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 House Extension Design Guide.

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Residential & Visual Amenity

Retaining the 1.3m front porch projection with a pitched roof (initially a single-door entrance with a modest window) is considered acceptable. The proposal for retention reflects the character, design, and fenestration of the existing house and integrates cohesively with the visual and residential amenities of the area. In addition, the proposal for retention broadly matches and mirrors the front porch and pitched roof profile of the neighbouring property to the east of No. 12 Butterfield Avenue and is considered seamless in scale, size and context to the main dwelling.

The retained single-storey flat roof rear extension that projects 4m (length) 6m (width) and 2.9m in height to the southeast is considered acceptable. The proposal is added to an existing rear extension granted under S96B/0256 that projected 3.5m in length. The added proposal for retention shall cause no overbearing impact or overshadowing to the neighbouring properties and is consistent with the guidance set out in Section 4, 'Rear Extensions', of the South Dublin County Council House Extension Design Guide (2010). The proposed flat roof profile would create an overall seamless alteration to the dwelling in conjunction with the neighbouring property to the east of No.12 and retain ample rear garden space. In addition, the proposal for retention would not significantly alter the visual impact on this established road. Therefore, the proposal for retention is recommended.

Roads

The retention proposal does not include for alterations of the existing site entrance. The Roads Department has no objections.

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 river dodder is further north however 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). 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.'

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Services & Drainage

Regarding existing surface water drainage and flood risk, the Water Services have not submitted a report, however it is deemed that standard conditions can be obtained by **condition**.

Irish Water have not submitted a report however, the retained development shall not affect any new water connections and therefore Irish Water conditions shall not apply.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development for retention is located within an established residential area and comprises of a front and side 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 and retained 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 and retained 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 and retained development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

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Development Contributions

History of contributions under previous application S96B/0256.

Development Contributions	
Planning Reference Number	SD22B/0456
Summary of permission granted & relevant notes:	Residential Extension for retention - 27.61sqm. Previous rear extension.
Are any exemptions applicable?	No
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)	27.61
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	27.61
Total development contribution due	€2,884.97

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development retained it is considered that, subject to the conditions set out below, the retained 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 retained extension would be in compliance 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 Retention 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 to be in accordance with submitted plans and details.
The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within XX months of the grant of permission, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. 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
3. Financial Contribution.
The developer shall pay to the Planning Authority a financial contribution of €2, 884.97 (two thousand eight hundred and eight four euro and ninty cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

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The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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REG. REF. SD22B/0456

LOCATION: 10, Butterfield Avenue, Dublin 14



**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 Retention 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: 05/12/22


**Gormla O'Corrain,
Senior Planner**