

Comhairle Chontae Atha Cliath Theas

PR/1560/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0187 **Application Date:** 04-May-2022
Submission Type: Additional **Registration Date:** 25-Nov-2022
Information

Correspondence Name and Address: Kieran Rush & Louise Dockry 24, Templeville Road,
Dublin 6w

Proposed Development: Retention for single storey home office/gym;
Permission for a new two storey extension to the
rear.

Location: 24, Templeville Road, Dublin 6w

Applicant Name: Kieran Rush & Louise Dockry

Application Type: Permission and Retention

(COS)

Description of Site and Surroundings

Site Area: stated as 0.01 Hectares on the application form.
Site Visit: 19th of May 2022.

Site Description

The subject site is located on Templeville Road within an existing housing estate in Templeogue Village. The site consists of a two storey, semi-detached dwelling. A single storey detached structure is located at the rear of the property, which is proposed for retention as part of the subject application. The streetscape consists of housing of a similar form and character.

Proposal

Retention permission is being sought for a single storey home office/gym; Permission for a new two storey extension to the rear.

Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

Consultations

Water Services – no report received at the time of writing this report.
Irish Water – no report received at the time of writing this report.
Roads Department – no objection.

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SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

None.

Adjacent and surrounding sites

SD16B/0422 No. 26 Templeville Road

Demolition of rear conservatory and removal of chimney stack; construction of a part two storey, part single storey flat roof extension with roof lights to the rear, a new hipped lean-to roof to the front over new bay window, new front entrance porch and existing garage projection, widening of vehicular entrance piers to 3.5m with new entrance gates and all associated site works.

Permission granted.

SD18B/0363 No. 20 Templeville Road

Alterations to existing dwelling, conversion of garage to habitable room, two storey extension to the side, two storey extension to the rear, attic conversion with dormer window to the rear, widening of existing driveway to 3.5m and all associated site works. **Permission granted.**

SD21B/0350 No. 73 Templeville Drive (adjoining the rear of the subject site)

First floor extension to the side along with attic conversion complete with new dormer window to the rear; single storey extension to the rear along with a new tiled roof to the conservatory and all associated site works. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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.

Policy H18 Objective 1:

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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 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.1 Energy Performance in Existing Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including rear extensions.

Elements of Good Extension Design

- Respect the appearance and character of the house and local area;*
- Provide comfortable internal space and useful outside space;*
- Do not overlook, overshadow or have an overbearing affect on properties next door;*
- Consider the type of extension that is appropriate and how to integrate it; and*
- Incorporate energy efficient measures where possible.*

Rear extensions

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- Make sure enough rear garden is retained*

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- Do not create a higher ridge level than the roof of the main house.
- The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.

Relevant Government Guidelines

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

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage 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, (2009).

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).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES': *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

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Visual and Residential Amenity

Retention of a single storey home office/gym

The structure for retention is a detached building located at the rear of the subject site. The building has a pitched roof and is approx. 4.5m in overall height. The building is approx. 36sq.m in size and measures approx. 7.8m by 5.7m. It has doors and a window on the north-eastern elevation, facing the house onsite. The external materials are render and roof tiles that match the existing house. It is setback from the eastern side boundary by approx. 0.7m and the western side boundary by approx. 1.2m. It is approx. 2.9m to 4.1m from the rear boundary.

The stated use of the structure is for a home office/gym. No drawings of existing services on the site have been provided. The outbuilding should be incidental to the existing dwelling and should not be used as a separate living dwelling. A wc would not be accepted in this structure. A **condition** should be attached to any grant of permission stating that the use must remain ancillary to the main dwelling, and it is not to be used for separate living accommodation or commercial purposes.

Given its scale and location, the development does not have a significant adverse impact on the residential amenity of adjoining and surrounding properties and would be considered visually acceptable.

Permission for a new two storey rear extension

The proposed development would also involve the construction of a two storey rear extension. This would extend approx. 5.7m from the existing rear building line of the house. It would provide for a family room at ground floor level and a bedroom with wc and wardrobe at first floor. The proposed bedroom would meet the minimum floorspace requirements of the County Development Plan.

The extension would have a flat roof. The House Extension Design Guide states for rear extensions to match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area. Given the location of the rear extension it would be visible from the public road and surrounding area. The eaves of the proposed extension would be higher than the eaves of the existing house.

It is noted that the proposed extension would be a similar height and form to the permitted two storey rear extension at No. 26 Templeville Road (permitted under Reg. Ref. SD16B/0422). However, the house at No. 26 has been built out to the side so that this rear extension is not highly visible from the streetscape. Whereas the proposed extension the subject of this

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application would be located behind the single storey garage and would therefore be more visible from the streetscape.

It is considered that the proposal will result in a visual obtrusive extension in context to its surroundings and does not comply with the South Dublin House Design Guidelines. The proposal is built above the eaves height of the existing dwelling and does not integrate with the existing hipped roof profile and is considered obtrusive in scale and design to the main dwelling. The applicant should be requested to revise the rear extension so that it matches or complements the shape and slope of the roof of the existing house. **This can be addressed via additional information.**

There would be no first floor windows on the western elevation facing No. 26 Templeville Road. There would be a first floor high level window to a wc on the eastern elevation. This should be made opaque to mitigate against overlooking. This can be **conditioned** in the event of a grant of permission.

Rear amenity space

After the proposed development sufficient rear amenity space would remain for the house.

Access and Parking

No changes to access and parking. The Roads Department have no objections.

Services and Drainage

No reports were received by Water Services and Irish Water at the time of writing this report. Nevertheless, there is no existing Irish Water infrastructure in close proximity to the proposed development. The standard surface water management **condition** should be attached in the event of a grant of permission.

Screening for 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 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves a detached home office/gym and an extension to an existing dwelling.

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Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, 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

Request Additional Information.

Additional Information

Additional Information was requested on the 28th of June 2022.

Additional Information was received on the 25th of November 2022 (not deemed significant).

South Dublin County Development Plan 2022-2028

Since the additional information request was issued, the South Dublin County Development Plan 2022-2028 has come into effect as of the 3rd of August 2022. The additional information submitted will be assessed under this Plan. The following policies and objectives are considered relevant to the proposed development:

Policy GI1: Overarching

Policy GI2: Biodiversity

Policy GI4: Sustainable Drainage Systems

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Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy H11: Privacy and Security

Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Policy E3: Energy Performance in Existing and New Buildings

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.6.7 Residential Standards

12.6.8 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.

12.7.4 Car Parking Standards

Table 12.26: Maximum Parking Rates (Residential Development)

12.11.1 Water Management

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Assessment

Item 1 Requested

It is considered that the proposed rear extension will result in a visual obtrusive extension in context to its surroundings and does not comply with the South Dublin House Design Guidelines. The proposal is built above the eaves height of the existing dwelling and does not integrate with the existing hipped roof profile and is considered obtrusive in scale and design to the main dwelling. The applicant is requested to revise the rear extension so that it matches or complements the shape and slope of the roof of the existing house. A full set of revised drawings should be submitted.

Applicant's Response:

A revised proposed development has been submitted. The first floor extension has been reduced in scale and the roof changed to a hipped roof. The extension would provide for a bathroom. The proposed materials and finishes would match existing.

Assessment:

It is considered that this item has been satisfactorily addressed.

Development Contributions

Proposed extensions 32sq.m

Retention of non-habitable structure

Assessable area = Nil

SEA monitoring

Building Use Type Proposed: Residential extension

Floor Area: 32sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.01 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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.

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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 & Grant 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.

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, carried out and completed fully in accordance in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on the 25th of November 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.

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(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.

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

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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. **Restriction on Use of the Office/Gym Structure.**

The office/gym structure shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall not be used for habitation or the carrying on of any trade or business, and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

REASON: In the interest of orderly development and the proper planning and sustainable development of the area.

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/0187

LOCATION: 24, Templeville Road, Dublin 6w



Deirdre Kirwan,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant 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: 09/12/22



Gormla O'Corrain,
Senior Planner