

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0322 **Application Date:** 07-Jul-2022
Submission Type: Additional **Registration Date:** 17-Nov-2022
Information

Correspondence Name and Address: David Coffey & Associates 42, Brookhaven Park,
Blanchardstown, Dublin 15

Proposed Development: Proposed single storey extension to gable end, front
& rear of house also all associated site works

Location: 2 Ferncourt Close, Firhouse, Dublin 24.

Applicant Name: Stephen Doyle

Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.02672 Hectares.

Site Description

The subject site is located within the established residential area of Ferncourt and is comprised of a semi-detached, two storey dwelling with a hardstanding area to the front with off-street car parking and a rear garden containing a shed. The site is bound to the north by Ferncourt View, to the east by Ferncourt Close, to the south by No. 4 Ferncourt Cloe and to the west by No. 1 Ferncourt View. The surrounding streetscape is generally characterised by dwellings of a similar architectural form and scale with a generally uniform building line.

Proposal

Permission is sought for development comprised of:

- A single storey extension to the side and rear of the existing dwelling, projecting approximately 2.4m out from the side (northern) elevation of the dwelling, spanning a length of approximately 11.25m and projecting approximately 1.75m out from the rear elevation of the dwelling and spanning a width of approximately 8.1m. The proposed extension will provide a new TV room, utility room and enlarged kitchen/dining room, increasing the gross floor area of the dwelling by approximately 27.44 sq.m.
- The proposed single storey extension has a sloped roof profile with an approximately ridge height of 3.2m and an eaves height of approximately 2.4m. The proposed extension includes the following elevational amendments:
 - Front elevation – The addition of 1 No. window.
 - Side (northern) elevation – The addition of 1 No. door providing access to the new utility room and 1 No. rooflight.

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

- Rear elevation – The addition of 1 No. window, 1 No. glazed sliding door and 2 No. rooflights.
- All ancillary works above and below ground.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2022-2028.

Consultations:

Drainage and Water Services Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection.

SEA Sensitivity Screening

No overlap indicated with the relevant environmental layers.

Submissions/Observations /Representations

Final date for submissions/observations – 10th August 2022.

None received.

Relevant Planning History

Subject Site

SD02B/0262

Two storey family flat extension at front, side and rear.

SDCC Decision: Refuse Permission.

Adjacent sites

There is no recent relevant planning history on adjacent sites.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

Comhairle Chontae Atha Cliath Theas

PR/1552/22

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 13.5.8 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/1552/22

Record of Executive Business and Chief Executive's Order

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

Side extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

Rear Extensions:

- *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.*

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'.*

Overlooking and loss of privacy

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

Relevant Government Guidelines

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.

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

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).

Planning Note

The drawings provided by the Applicant are deficient as follows:

- Article 23(1)(c) of the Planning and Development Regulations states that *'the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate'*.

It is noted that contours/Finished Floor Levels have not been included on the site layout plans and floor plans. However, the ground level and finished floor levels are shown on the elevational drawings.

The deficiencies in the drawings provided by the Applicant are not significant enough to prevent a complete assessment of the proposed development and it is considered that, should the Planning Authority be minded to Grant Permission for the proposed development, corrected drawings can be provided by way of **CONDITION**.

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy
- Residential and Visual Amenity
- Green Infrastructure
- Water Supply and Wastewater
- 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 house extension (residential development) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out in the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide 2010.

Visual Impact and Residential Amenity

The proposed development includes the provision of a single storey extension to the side and rear of the existing dwelling, projecting approximately 2.4m out from the side (northern) elevation of the dwelling, spanning a length of approximately 11.25m and projecting approximately 1.75m out from the rear elevation of the dwelling and spanning a width of approximately 8.1m. The proposed extension will provide a new TV room, utility room and enlarged kitchen/dining room, increasing the gross floor area of the dwelling by approximately 27.44 sq.m.

The proposed extension is located approximately 1.5m from the side (northern) boundary, with an internal access road for the residential estate known as 'Ferncourt View' located on the other side of the boundary wall. Having regard to the receiving context of the subject site, it is considered that the proposed structure will not adversely impact the visual and residential amenity of adjacent properties and the surrounding streetscape.

Whilst it is preferable that passive surveillance of the adjacent public realm to the north be provided from the dwelling on the subject site, it is accepted in this instance that it is not possible owing to the 1.9m high boundary wall and the single storey height of the proposal. It is also noted that there is some level of passive surveillance of the laneway provided by the existing first floor windows in the side (northern) elevation of the existing dwelling.

Although the proposed extension is sited approximately 200mm from the boundary with No. 4 Ferncourt Close to the east, it is considered that, having regard to the approximate eaves height of 2.4m and the projection of approximately 1.5m out from the rear elevation, the proposal would not be significantly injurious to the amenities of the area. No undue issues of

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

overshadowing are envisaged having regard to the aspect of the rear gardens along Ferncourt Close.

According to the drawings provided by the Applicant approximately 90 sq.m private amenity space remains; thus, the minimum private open space requirement is achieved for a house of this size as outlined in Table 3.20 of the Development Plan. Overall, it is considered that the proposed single storey side and rear extension by way of its siting, depth and height would have an undue negative impact on the residential and visual amenity of the property in the vicinity of the site and is therefore generally acceptable.

Green Infrastructure

The subject site is not located within a Core Area or Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). However, the subject site is located adjacent to the L12 Ballycullen Stream – Dodder Secondary GI Link. The development will increase the floorplate of the dwelling, however, will not result in a significant loss of any grassland or permeable surfaces as the area where the extension is proposed is largely comprised of existing hardstanding paving. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site.

The applicant has not indicated any detailed design of Sustainable urban Drainage Systems. In this regard, should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the applicant to submit SuDS proposals for the written agreement of the Planning Authority prior to the commencement of development.

Drainage and Water Services

The Irish Water Network map appears to indicate that the subject site is serviced by a public mains and sewer. Owing to the proximity of Irish Water infrastructure along the side northern boundary it is recommended that the applicant provides the following

- (a) A drawing showing the distance between foundation of proposed development and adjoining Irish water infrastructure.
- (b) A confirmation from Irish Water that the proposed development is acceptable.

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.

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

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 an extension to an existing dwelling. 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.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	27.44 sq.m
Previous Extension	0 sq.m
Assessable Area	0 sq.m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension	27.44 sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.027 Ha

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.

That being said, clarification of the potential impact on the adjoining Irishwater infrastructure should be requested, by additional information

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

1. The applicant is requested to submit the following:

- (a) A drawing showing the distance between foundation of proposed development and adjoining Irishwater infrastructure.
- (b) A confirmation from Irish Water that the proposed development is acceptable.

Additional Information

Additional Information was requested on 31st August 2022.

Additional Information was received on 17th November 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 17th November 2022:

- Cover Letter prepared by David Coffey & Associates dated 16th November 2022.
- Letter from Irish Water dated 15th November 2022.
- Irish Water Web Map
- Drawing No. SH 3 AI – Site Plan and Section on X-X prepared by David Coffey & Associates.

The Additional Information provided by the Applicant will be assessed below in the context of the Additional Information requested by the Planning Authority on 31st August 2022:

Additional Information Item No. 1

Drawing No. SH 3 AI demonstrates a separation distance of approximately 1.5m to the adjacent 100mm watermain and a separation distance of approximately 3.5m to the adjacent 225mm foul sewer.

The Applicant has provided a Letter from Irish Water dated 15th November 2022, which indicates that the proposed development proximate to a Irish Water watermain and foul sewer can be facilitated, subject to the following **CONDITION:**

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

'A silt 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 watermain to the existing dwelling.'*

Having regard to the Additional Information provided by the Applicant, it is considered that Additional Information Item No. 1 has been satisfactorily addressed.

Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2016-2022 and the South Dublin County House Extension Design Guide (2010), the Additional Information provided by the Applicant, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to 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.

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 plans, particulars and specifications lodged with the application, and as amended by Further Information received on 17th 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,

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

and that effective control be maintained.

2. Prior to the commencement of development the Applicant is required to provide a silt trench onsite to determine the exact location and separation distance of the existing watermain to the existing dwelling. The Applicant shall notify the Planning Authority once the silt trench is present, to facilitate an inspection by the Planning Authority (acting as agents to Irish Water) prior to the commencement of works.

REASON: In the interests of proper planning and sustainable development.

3. Prior to the commencement of Development the Applicant is required to submit for the written agreement of the Planning Authority a surface water drainage layout drawing for the development showing the inclusion of alternative SuDS (Sustainable Drainage Systems) features. In providing a Surface Water Drainage Layout drawing, the Applicant should have regard to the Sustainable Drainage Explanatory Design and Evaluation Guide (2022), a copy of which is available on South Dublin County Council's website.

REASON: In the interests of proper planning and sustainable development.

4. (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

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

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.

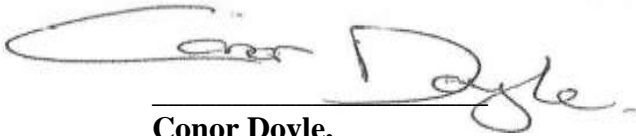
Comhairle Chontae Atha Cliath Theas

PR/1552/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0322

LOCATION: 2 Ferncourt Close, Firhouse, Dublin 24.



**Conor Doyle,
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: 08.12.22


**Colm Harte,
Senior Executive Planner**