

Comhairle Chontae Atha Cliath Theas

PR/1601/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0472 **Application Date:** 28-Oct-2022
Submission Type: New Application **Registration Date:** 28-Oct-2022
Correspondence Name and Address: Adam Rachwal 17, Glenalua Road, Killiney, Co. Dublin, A96 XW01
Proposed Development: Partial demolition of existing rear & side extension; Construction of new flat roof two storey & part single storey extension to the side and rear of existing dwelling; 3. Construction of new porch to the front; 4. Internal & elevational alterations to the existing house; 5. New landscaping, drainage and associated site works.
Location: 18, Owendore Crescent, Rathfarnham, Dublin 14 D14 HF84
Applicant Name: Niall Cox
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0247Hectares.

Site Description:

The existing house is a two-storey end-terrace house with a pitched roof and has an existing side extension / rear extension and a roof canopy covering the main front entrance door. The dwelling is located within the Owendore Avenue residential estate which has a stepped building line, where the subject dwelling projects forward from the adjacent set of terrace dwellings south of the site. The residential cul de sac is characterised mainly by other terraced and semi-detached houses of similar form and appearance. The site faces on to public open space and is located in close proximity to the Owendore River which runs to the east.

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Proposal:

The proposal consists of *Permission* for the following:

Partial demolition of existing rear & side extension;

- Construction of new flat roof two storey & part single storey extension to the side and rear of existing dwelling;
- Construction of new porch to the front;
- Internal & elevational alterations to the existing house;
- New landscaping, drainage and associated site works.

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 objections.
<i>SEA Sensitivity Screening</i> -	<i>No overlap with SEA Sensitivity Layers</i>

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

No planning history found on record.

Adjacent sites

SD21B/0621 - 2, Owendore Avenue, Rathfarnham, Dublin 14. **Granted** Permission for the construction of a porch, garage conversion, change of facade finishes, additional vehicular entrance and parking space, bicycle and bin shelters, all to front and ground floor single storey extension to the rear and attic conversion with dormers to front and rear and 'Velux' type roof window to the front.

SD21B/0446- 23, Owendore Crescent, Dublin 14, **Granted** Permission for the extension to existing en-suite bathroom to first floor to north-west side elevation and internal alterations.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Policy HI4: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

HI4 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).

HI4 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.
- **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*.

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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.

Section 4: Do not overlook, overshadow or have an overbearing impact on neighbouring properties.

- It is important to take account of any significant changes in site level between neighbouring properties, and the orientation of the properties and proposed extension, as these factors may increase or decrease the overbearing or overshadowing impact.

Locate and design an extension so that it will not significantly increase the amount of shadow cast on the existing windows or doors to habitable rooms in neighbouring

Rear Extension

- Avoid visually dominant and over-large rear extensions where they will be visible from public view

Side extensions

- Prominent flat-roofed two storey extensions are not normally acceptable
- Avoid the use of prominent parapet walls on side extensions.

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.

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Zoning and Council Policy

The development comprising a side / rear / front 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.

Residential & Visual Amenity

Front Extension

The proposed replaces the front canopy with an enclosed flat roof front extension (2.89 sq.m), projecting 1.2m with similar window and integrates cohesively with the modern side extension and the existing house in style and form. The proposal is consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

First floor extension to the front & side of the dwelling

The first-floor gable side proposal is built within the existing footprint of the dwelling and would be built above the existing ground floor side extension from the gable elevation by 5.2m in height. The proposed front (east-facing) elevation of the side extension introduces a new window that reaches to the first floor providing gable windows to the first-floor rooms. The fenestration and materials used are seamless to the visual amenities of the area and are acceptable.

The proposed gable side roof is flat and extends to the rear extension. The proposed gable roof profile would create an overall seamless contemporary alteration to the dwelling. It would not significantly imbalance the set of terraced houses on this established road. Therefore, the first floor/roof proposals are considered in accordance with the guidance set out in Section 4, 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Site context

The subject dwelling is located where it has a stepped building line and projects forward from the adjacent set of terrace dwellings south of the site, leaving the gable side of the subject dwelling exposed.

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Planning note for site context further south of the site:

- Under S97B/0082 - 22 Owendore Crescent, Rathfarnham, Dublin 16. Permission Granted for a single storey extension at rear.
- The property appears to have a two-storey rear extension, record of permission not found.

Rear extension

The proposed rear extension which replaces the existing single storey extension projects 9.2m in depth from the rear building line with a new flat roof addition at 5.2m in height, this is further recessed back in a stepped flat roof structure at the first-floor level (bedroom) with a 4.1m depth and with a ridge height of 5.6m. It is noted that a large ground-floor rear extensions is evident with the neighbouring dwelling to the south of the site. It is also noted that this first-floor extensions projects above the eaves of the dwelling.

The proposed first-floor extension, which projects beyond the original real building line of the terrace, is sizable. The setting back of the side wall from the boundary with the adjoining dwelling (number 17) is noted and welcome. The position of number 18 forward of the adjacent terrace which terminates with the adjacent number 19, gives scope to accommodate this sizable first-floor rear extension against the gable wall of number 19. As such the proposals are considered acceptable.

The proposed extensions are considered consistent with the guidance set out in Section 4 'Rear Extensions' of the South Dublin County Council House Extension Design Guide (2010). A grant of permission is recommended.

Roads

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

Green Infrastructure

The subject application provides for a reduction in the footprint of the subject house on an established suburban residential site. The site is not located in direct proximity 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 remaining footprint 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 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 is located within an established residential area and comprises of a side/rear 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 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

Development Contributions	
Planning Reference Number	SD22B/0472
Summary of permission granted & relevant notes:	Residential Extension – 62 sqm. Previous 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)	62
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	62
Total development contribution due	€6,478.38

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the extensions, it is considered that the proposals 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 -

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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 proposals shall be carried out and completed in its entirety and 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 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

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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.

3. 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

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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

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €6, 478.38 (six thousand, four hundred and seventy eight euro and thirty eight cents), 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).

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.

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.

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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: 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.

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REG. REF. SD22B/0472

LOCATION: 18, Owendore Crescent, Rathfarnham, Dublin 14 D14 HF84



**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 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: 16/12/22_____



**Gormla O'Corrain,
Senior Planner**