

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0481 **Application Date:** 03-Nov-2022
Submission Type: New Application **Registration Date:** 03-Nov-2022

Correspondence Name and Address: Michael Foody, Swift Property Services
Ballyouneen, Lisselton, Listowel, Co. Kerry, V31
PR80

Proposed Development: To relocate the main entrance from the side of the house to the front. The works comprise replacing the side entrance door with a new window and at the front of the house to replace one of two windows with a new front door and to widen the other front window. In addition, alterations will be undertaken internally to the ground floor including a new hall, bedroom and a shower room.

Location: 12, Robin Villas, Palmerstown, Dublin 20 D20 RC83

Applicant Name: Padraig & Emer Leahy

Application Type: Permission

(BC)

Description of Site and Surroundings:

Site Area: stated as 0.004912 hectares on application form.

Site Description:

The subject site is located within the established Robin Villas residential estate in Palmerstown and contains a two-storey semi-detached house with pitched roof profile. Robin Villas is a cul-de-sac with a variety of house types with varying and different styles, design and size. The subject dwelling is located to the rear of the cul-de-sac by the turning circle and is set back from the road. The subject dwelling has mature trees and hedgerows on its boundaries and contains a permeable paved/gravel driveway to the front of the dwelling. A small mono pitched bay window type structure exists to the right of the front elevation with similar type structure evident on the adjoining dwelling. The current main entrance door to the dwelling is located to the side of the dwelling unlike the adjoining dwelling which access is provided on the front elevation.

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

Proposal:

The proposed development consists of Permission for the following:

- To relocate the main entrance from the side of the house to the front,
 - The works comprise replacing the side entrance door with a new window,
 - front of the house to replace one of two windows with a new front door,
 - widen the other front window
 - Internal alterations to the ground floor including a new hall, bedroom and a shower room.

Zoning:

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

Consultations:

Surface Water Drainage Section - No report received at time of writing.
Irish Water - No report received at time of writing.
Parks Section - No objection/comments.
Roads - No objections.

SEA Sensitivity Screening - Indicates no overlap with the relevant environmental layers. Located close to High Amenity Liffey Valley 2016.

Submissions/Observations /Representations:

Submission expiry date – 7/12/2022
No submissions or observations were received.

Relevant Planning History:

Subject Site:

SD03B/0160

Two storey extension to side gable to provide 2 new bedrooms over new reception room and toilet, with new kitchen extension to rear.

Grant Permission.

SD19A/0143

Two bed, two storey dwelling; site entrance; connection to services; associated site works and services.

Additional Information Requested – 17 June 2019 (Not Received)

Adjacent sites:

SD09B/0297 - 10, Robin Villas, Palmerstown, Dublin 20. (Adjoining Dwelling)
12sq.m. single storey extension, with a lean-to roof, to the front of existing house.

Grant Permission.

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

SD13A/0173 - Kilmakerin House, Riverview, Palmerstown, Dublin 20. (Site to Rear)
Two storey, two bedroom dwelling with vehicular entrance, landscaping and all associated site works.

Grant Permission.

SD21B/0016 - 11, Robin Villas, Dublin 20

First floor side extension over existing ground floor extension; new floating canopy roof over front entrance on side elevation; relocation of bathroom window on first floor side elevation; inclusion of new and relocation of existing windows on front elevation with a small feature, lined roof over first floor front central window; some internal alterations on ground and first floor including relocation of main stairs.

Grant Permission.

SD14B/0030 - 13, Robin Villas, Dublin 20

Single storey extension to the side and rear of existing dwelling; first floor dormer extension to the rear roofslope; alterations to existing entrance to form vehicular opening 3.5m wide; all associated site works.

Grant Permission.

Relevant Enforcement History:

None identified for subject site on APAS.

Pre-Planning Consultation:

None identified on APAS for subject site.

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

6.8.2 Residential Extensions

Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Policy GII: Overarching

GII 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.

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

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 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3: Surface Water and Groundwater

Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Chapter 12 Implementation and Monitoring

Section 12.5.8 Residential Consolidation

Extensions

The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

National Guidelines & Policy relevant to Development Management

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

The House Extension Design Guide contains the following general guidance on house 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'.

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

Front extensions:

- Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house.
- Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.
- Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.
- Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, type, proportion and sill details.
- Reflect the roof shape and slope of the main house.
- Match or complement the materials used in the main house.
- Try to maintain a minimum driveway length of 6m.

Relevant Government Guidelines

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Services and Drainage
- Roads
- Parks
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

A development comprising of the relocation of the main entrance from the side of the existing house to the front, which includes works in replacing the side entrance door with a new window, replacing one of two windows with a new front door on front elevation, widen the other front window and internal alterations to the ground floor including a new hall, bedroom and a shower room would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

Residential and Visual Amenity

Relocation of main entrance from side to front of the dwelling house:

The proposed development includes no new additional floorspace beyond the current building line and edge of the dwelling. The current 1m wide by c2m high entrance to the dwelling is located on the north facing side entrance which is not visible from the street or front elevation. It is proposed to replace the existing side door with a 1m x 0.700m new window located approx. 1.2m from ground level on the side elevation. This new window would serve a shower room which is to be constructed with an internal alteration to the current layout. The replacement of the door with a window will provide no issue to the planning authority and is deemed acceptable. The window would be located facing the side garden of the dwelling and c8m from the northern facing boundary of the property.

The front elevation of the dwelling currently contains two windows serving a dining room and a larger window on the protruding roofed bay window structure located to one side of the front elevation. It is proposed to replace one of the windows with an entrance doorway to a newly created hallway. The door would be of similar width 1m to the existing window and would allow for a door on the front elevation similar to dwellings located along Robin Villas. The second window would be extended in size to 1.6m in width and 1.5m in height mirroring the same size and shape of the existing bay window located to the right of the newly formed access door. This would create a satisfactory symmetry in appearance on the front elevation. The window would also be located 1m from ground level similar to that of the existing larger window. The development would not project from in any form from the existing front building line. Adequate space in the driveway would remain to accommodate a vehicle which is in keeping with policy in the South Dublin County Council House Extension Guide (2010). The drawings do not appear to show what finish will be provided on the blocked-up windows or areas, this can be clarified in the event of a grant in permission by planning **note** to ensure the materials used shall harmonise in colour and texture that is complementary to the existing dwelling.

Overall, the relocation of the main entrance from the side elevation to the front elevation is deemed acceptable and will not have a significant negative impact on the visual or residential amenity of the neighbouring dwellings.

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

Internal alterations to the ground floor including a new hall, bedroom and a shower room.

The proposal for the subject dwelling includes for internal alterations at ground floor level converting a reception room into a new bedroom with shower-room. A new internal wall will be constructed to create a new entrance hall from the new entrance. The dining room is also to be opened up to join the existing lounge area.

The internal changes to the dwelling are deemed appropriate and acceptable.

Services and Drainage

No report was received from Water Services or Irish Water at the time of writing; however, it is deemed appropriate in the event of a grant in permission that standard conditions can be obtained by means of **condition**.

Roads

The roads department of the council have reviewed the application and have stated **no objection**. It appears that there will be no change to the parking or access and egress arrangements on site that would increase the risk to road users, therefore the proposed development is acceptable.

Parks

The public realm department of the council have reviewed the application and have no objection to the proposed development. The proposed development would not see any construction or extension of the dwelling beyond existing footprint and therefore no loss or negative impact to the public realm.

Green Infrastructure

The subject application provides for no increase in the footprint of the subject house on an established suburban residential site, rather the relocation of the main access doorway and internal alterations. It is noted that the site is located within a Primary GI Corridor: No.4 Liffey Valley Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Having regard to the modest nature of the proposed development which would mean no increase of the footprint on the subject site, with little intervention on existing greenery and given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required. 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.'

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

Screening for Appropriate Assessment (AA)

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 the relocation of the main entrance from the side of the house to the front and Internal alterations to the ground floor including a new hall, bedroom and a shower room.

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.

Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the development, and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Development Contributions

Proposed works	44sqm
Internal alterations	44sqm
Total Assessable	0sqm

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

Planning Reference Number	SD22B/0481
Summary of permission granted & relevant notes:	To relocate the main entrance from the side of the house to the front: The works comprise replacing the side entrance door with a new window, front of the house to replace one of two windows with a new front door, widen the other front window, Internal alterations to the ground floor including a new hall, bedroom and a shower room.
Are any exemptions applicable?	Yes
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
Is development commercial or residential?	Residential
Standard rate applicable to development:	119.10
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€119.10
Area of Development (m2)	44
Amount of Floor area, if any, exempt (m2)	44
Total area to which development contribution applies (m2)	0
Total development contribution due	€0.00

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
<ul style="list-style-type: none"> Residential – relocation of main entrance from side to front of dwelling. Internal Alterations. 	44sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.004912

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, it is considered that, subject to the **conditions** set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.
(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.
REASON: To prevent unauthorised development.

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

(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 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:

Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

- 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.

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.

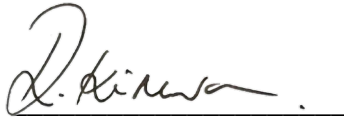
Comhairle Chontae Atha Cliath Theas

PR/0017/23

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0481

LOCATION: 12, Robin Villas, Palmerstown, Dublin 20 D20 RC83



**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: 09/01/23



**Gormla O'Corrain,
Senior Planner**