

Comhairle Chontae Atha Cliath Theas

PR/0010/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0485 **Application Date:** 04-Nov-2022
Submission Type: New Application **Registration Date:** 04-Nov-2022

Correspondence Name and Address: Joe Fallon Architects Ryland House, Ryland Street, Bunclody, Co. Wexford

Proposed Development: The development will consist of A) Single story extension to the rear with new roof light, B) Rooflights to front of existing dwelling, C) Alterations to front Elevation, D) New pitched roof to the existing two storey extension to side E) Widening of existing vehicular entrance to 3.5m and all associated site works.

Location: 8, Dodder Park Road, Dublin 14

Applicant Name: Peter and Barbara Fitzsimons

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.043 Hectares.

Site Description

The site accommodates a two storey, semi-detached house with a hipped roof and with single storey rear extension and with attached side garage with flat roof. There is a two storey side extension with flat roof. The dwelling has a reasonably large rear garden. The development pattern on this road has various extension alterations to the original characterised semi-detached dwellings with hipped roofs. Several houses in the area have extensions or modifications to the front, side or rear at ground level and over two storeys along this stretch of Dodder Park Road. The majority of dwellings in the area are two storey semi-detached dwellings with hipped roofs and with a mainly uniform building line. It is noted there is a street tree on the grass verge to the front of the subject site.

Proposal

Permission is being sought for:

- Single storey rear extension with new roof light.
- Rooflights to front of existing dwelling.
- Alterations to front elevation.
- New hipped roof to existing two storey side extension.
- Widening of existing vehicular entrance from 2.4 metres to 3.5 metres.

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Zoning

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

Consultations

Surface Water Drainage – No report received, subject to standard **conditions**.

Irish Water – No report received, subject to standard **conditions**.

Roads Department – No objections.

Parks Department – No report received.

SEA Sensitivity Screening

Overlap identified with the following layers.

- SFRA B 2016.

Submissions/Observations /Representations

None.

Recent Relevant Planning History

None for subject site.

Adjacent sites:

SD22B/0078: 2, Dodder Park Road, Dublin 14.

The provision of 22.5sq.m first-floor extension to the side over existing converted garage, with new bedroom. Extended roof to be pitched with finishes and levels to match existing and a 17sq.m, single storey kitchen extension to the rear.

Decision: **GRANT PERMISSION.**

SD09B/0444: 12, Dodder Park Road, Dublin 14.

The demolition of an existing single storey flat roof garage and shed to the side of an existing semi-detached two storey dwelling and the construction of a two storey hipped roof extension with A-pitched roof to front elevation and a single storey A-pitched roof extension to the rear. Works will also include an attic conversion with dormers to rear, internal alterations, bay style window to front with canopy overhead and all associated site works.

Decision: Decision: **GRANT PERMISSION.**

Recent Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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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 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.

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National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

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.

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

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

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)
Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government (2007).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Access & Parking

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- Parks & Landscaping
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The proposed development 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 South Dublin House Extension Design Guide 2010.

Residential & Visual Amenity

Single storey rear extension

At c.9.19m the extension will span the full width of the existing dwelling and will project outwards from the main rear building line by c.6.9m at its longest projection (centre) and c.4.0m at its shortest projection (sides). The extension will be built to the boundaries with both immediate neighbouring dwellings. The extension will have a flat parapet roof with two different roof levels. The main parapet will have a parapet height of c.3.365m and the larger central parapet will have a parapet height of c.4.865m.

At c.6.9m the central element of the proposed single storey rear extension projects approximately the same length as that of the main existing dwelling. However, as the central element is sufficiently inset from the common boundaries with flanking properties (2m on one side and 3m on the other) the proposal would be acceptable. The proposed development would integrate reasonably well with the character of the area and would not have a significant adverse impact on residential and visual amenity.

Rooflights to front

2 no. rooflights are proposed to the front roof. This is considered to be broadly acceptable in this instance.

Alterations to front elevation

New doors will be installed for the existing garage and a new wider front door will also be installed. This is considered to be broadly acceptable in this instance.

New hipped roof to existing two storey side extension.

There is an existing two storey side extension with flat roof which will be replaced with a new hipped roof. The new hipped roof will have a ridge height set below that of the ridge of the existing main roof. This element of the proposal would integrate reasonably well with the character of the area and with the character of the existing dwelling.

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Widening of front vehicular access

The applicant proposes to move the existing eastern pillar further westwards to enable the driveway to be widened from 2.4m to 3.5m. In the event of a grant a **condition** shall be attached that the width is limited to a maximum of 3.5m in the interest of visual amenity and to preserve on street car parking.

Access & Parking

A report was received from the Roads Department recommending no objections. Although no Roads conditions were attached to the report it is considered appropriate to attach standard Roads **conditions** in the event of a grant including for vehicular access width to be limited to a maximum of 3.5m. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

The development will consist of

- A) Single story extension to the rear with new roof light,*
- B) Rooflights to front of existing dwelling,*
- C) Alterations to front Elevation,*
- D) New pitched roof to the existing two storey extension to side*
- E) Widening of existing vehicular entrance to 3.5m and all associated site works.*

No Roads objections

Parks & Landscaping

Although no report was received from the Parks Department it is considered appropriate to attach a tree bond and tree protection measures for the street tree on the grass verge to the front of the dwelling.

1. Tree Bond

A maximum of two weeks from the date of the Commencement Notice and prior to the commencement of works on site, a Bond or bank draft to the value of €1,500 shall be lodged with South Dublin County Council as a security for the protection of the existing street tree in the grassed margin during the course of the development works.

This bond will be released twelve months after the completion of all site works once it has been ascertained that the tree specified for retention has been preserved in its prior condition and has suffered no damage and the developer has complied with the requirements of the Planning Authority in relation to tree protection.

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Reason: In the interest of tree protection and the proper planning and sustainable development of the area.

2. Protection of Street Trees in Grass Margins

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to the development. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3.

REASON: In the interests of visual amenity and of protecting existing trees from inappropriate storage, mixing or application of cement-based products or other phytotoxic materials that are likely to have a detrimental effect upon tree(s) in the grassed margin.

Services & Drainage

No reports have been received from Irish Water or Surface Water Drainage. Notwithstanding this it is considered appropriate to attach standard drainage **conditions** in the event of a grant of permission.

Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is in an established residential area. The development comprises side extension, attic/garage conversions.

Having regard to:

- the small residential scale of the development,
- the location of the development in an established 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 (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.

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Other Considerations

Development Contributions

- Single storey rear extension.
- Assessable area measures 48sq.m.

Development Contributions

Planning Reference Number	SD22B/0485
Summary of permission granted:	
Are any exemptions applicable?	
If yes, please specify:	
Is development commercial or 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)	
Amount of Floor area, if any, exempt (m2)	48
Total area to which development contribution applies (m2)	8
Vehicle display areas/ Open storage spaces	
Rate applicable	€119.10
Contribution	€0.00
Total development contribution due	€952.80

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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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 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.
(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

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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 noise pollution which could interfere with normal sleep and rest patterns and/or when

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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. Roads Requirements.

(a). The vehicular access points shall be limited to a width of 3.5 meters.

(b). The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(c). Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

(d). Any gates shall open inwards and not out over the public domain.

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

4. Tree Bond

A maximum of two weeks from the date of the Commencement Notice and prior to the commencement of works on site, a Bond or bank draft to the value of €1, 500 shall be lodged with South Dublin County Council as a security for the protection of the existing street tree in the grassed margin during the course of the development works. This bond will be released twelve months after the completion of all site works once it has been ascertained that the tree specified for retention has been preserved in its prior condition and has suffered no damage and the developer has complied with the requirements of the Planning Authority in relation to tree protection.

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

5. Protection of Street Trees in Grass Margins

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to the development. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3.

REASON: In the interests of visual amenity and of protecting existing trees from inappropriate storage, mixing or application of cement-based products or other phytotoxic materials that are likely to have a detrimental effect upon tree(s) in the grassed margin.

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6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €952.80 (Nine Hundred and Fifty Two Euros and Eighty 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.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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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NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.


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REG. REF. SD22B/0485

LOCATION: 8, Dodder Park Road, Dublin 14



Jim Johnston,
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: 05/01/23_____



Gormla O'Corrain,
Senior Planner