

# Comhairle Chontae Atha Cliath Theas

**PR/0058/23**

## **Record of Executive Business and Chief Executive's Order**

**Reg. Reference:** SD22B/0499      **Application Date:** 15-Nov-2022  
**Submission Type:** New Application      **Registration Date:** 15-Nov-2022  
**Correspondence Name and Address:** Mark Gilligan Unit WZE, Ladytown Business Park,  
Naas, Kildare  
**Proposed Development:** Demolition of single storey Extensions to side and  
rear and construction of 2 storey Extension to side  
and rear. Single storey extensions to front and rear  
and alterations to front facade to include new feature  
gable at first floor level and all associated site  
development works.  
**Location:** 63, New Road, Clondalkin, Dublin 22  
**Applicant Name:** Anthony Mc Donagh  
**Application Type:** Permission

(COS)

### **Description of Site and Surroundings**

Site Area: stated as 0.0619 Hectares on the application form.

Site Visit: 30<sup>th</sup> of November 2022.

### **Site Description**

The subject site is located on New Road in Brideswell Commons. The site consists of a two storey, semi-detached dwelling with existing single storey side and rear extensions. The dwelling is similar in character and form to neighbouring dwellings either side of the subject site along New Road. A number of these houses have been altered and extended over time. To the rear of the subject site is a paved site with an extant permission for a bungalow dwelling. This site is accessed via the access the subject site also utilises from New Road.

### **Proposal**

Permission for the demolition of single storey extensions to side and rear and construction of 2 storey extension to side and rear. Single storey extensions to front and rear and alterations to front facade to include new feature gable at first floor level and all associated site development works.

### **Zoning**

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

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### **Consultations**

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Roads Department	No objections.
Public Realm	No objection subject to conditions.

SEA Sensitivity Screening – the site overlaps with aviation layers.

### **Submissions/Observations /Representations**

No third party submissions received.

### **Relevant Planning History**

#### ***Subject site***

SD21A/0242

Bungalow to rear of existing dwelling and all associated site works. **Permission granted.**

SD09A/0215 & ABP Ref. PL06S.234361

Construction of new bungalow to rear of existing dwelling. **Permission refused by SDCC.**

**Appeal to ABP. ABP granted permission.**

SD08B/0434 & SD08B/0434/EP

Demolition of single storey extensions to side & rear and construction of 2 storey extensions to side and rear, single storey extensions to front & rear and alterations to front facade. **Permission granted. Permission for extension of duration granted.** This permission does not appear to have been implemented and has expired as of the 17<sup>th</sup> of September 2018.

SD05A/0019

Retention of 4 no. garages to the rear and car parking to the front. **Permission for retention refused.**

#### ***Adjoining or surrounding sites***

S97A/0461 No. 61 New Road

Demolition of fire damage house and to re-building with new structure to match, front elevation, two storey extension to front, side and rear with internal alteration and new front vehicular access. **Permission granted.**

90B/681 No. 65 New Road

Two-storey extension. **Permission granted.**

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### **Relevant Enforcement History**

Enforcement Ref. S7456

Operation of a business, using caravans for habitable purpose & storage of industrial skip in the curtilage of the dwelling. Case closed as no unauthorised development taking place.

Enforcement Ref. S3480

Erection of large workshop & building of carpark without the benefit of planning permission.

Enforcement Ref. S2263

Has built on neighbouring property. Case closed pre APAS.

### **Pre-Planning Consultation**

None identified.

### **Relevant Policy in South Dublin County Council Development Plan 2022 – 2028**

*Policy GI1: Overarching*

*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.*

*Policy GI2: 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.*

*Policy GI4: Sustainable Drainage Systems*

*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.*

*Policy QDP7: High Quality Design – Development General*

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

*Policy QDP11: Materials, Colours and Textures*

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

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### *Policy H11: Privacy and Security*

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

### *Policy H14: Residential Extensions*

*Support the extension of existing dwellings subject to the protection of residential and visual amenities.*

#### *H14 Objective 1:*

*To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

### *Policy E3: Energy Performance in Existing and New Buildings*

*Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.*

#### *12.3.1 Appropriate Assessment*

#### *12.3.2 Ecological Protection*

#### *12.3.3 Environmental Impact Assessment*

#### *12.4.2 Green Infrastructure and Development Management*

### *12.6 Housing - Residential Development*

#### *12.6.7 Residential Standards*

#### *12.6.8 Residential Consolidation*

### *Extensions*

*The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House*

*Extension Guide (2010) or any superseding standards.*

#### *12.7.4 Car Parking Standards*

*Table 12.26: Maximum Parking Rates (Residential Development)*

#### *12.11.1 Water Management*

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### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension design guide contains the following 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.*

### **Relevant Government Guidelines**

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

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

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

*Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).*

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

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

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

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure;
- Infrastructure and Environmental Services;

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- Environmental Impact Assessment; and
- Appropriate Assessment.

### ***Zoning and Council Policy***

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

### ***Visual and Residential Amenity***

The proposed development would provide for the demolition of single storey extensions to side and rear of the existing dwelling and the construction of part one and part two storey front, side and rear extensions and alterations to the front facade to include new feature gable at first floor level.

The single storey (apart from the gable feature) front extension would largely extend approx. 1.43m from the front building line. The hall would exceed slightly further at approx. 1.7m from the front building line. This is considered to be acceptable in terms of visual and residential amenity.

Excluding the existing side extension to be demolished, the two storey extension to the side would extend approx. 2.4m from the side of the existing dwelling. The part one and part two storey extensions to the rear would extend approx. 12.6m overall from the rear building line of the dwelling. The proposed extensions and alterations are considered to incorporate well into the form and design of the existing dwelling.

The proposed external finishes include a slate roof covering, plaster finish and zinc cladding. The zinc cladding would be largely restricted to the recessed part of the side elevation (north). The proposed finishes would complement the existing dwelling and neighbouring dwellings and are considered to be visually acceptable.

The proposal would involve internal alterations and extensions to provide for a living room, a family room and kitchen and dining rooms at ground floor and additional bedrooms and a bathroom at first floor. The proposed bedrooms would meet the minimum floorspace requirements of the CDP 2022-2028 and Quality Housing Guidelines 2007. Sufficient space to the front of the dwelling would remain to park cars onsite.

The remaining rear garden is stated at approx. 79sq.m. Sufficient rear amenity space would therefore be retained for the house. The site layout plan shows the bungalow to rear of the subject site granted permission under Reg. Ref. SD21A/0242. This permitted house was yet to be

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built at the time of the site visit for this application. Regardless, as stated, sufficient rear amenity space would be retained for the existing dwelling, even if Reg. Ref. SD21A/0242 was enacted.

In terms of impact on existing residential amenity, the proposed rear extension would extend along the boundary with No. 61 New Road. At this boundary, the extension would have a flat roof and be two storeys for approx. 2.35m then reduce to one storey for a further approx. 2.4m. The bulk of the proposed extension is sufficiently separated from the side boundary with No. 61. This is similar to the siting of the two storey rear extension at No. 61. No windows are proposed on the elevations that face No. 61.

The proposed side extension would be approx. 4.6m to 5.4m from the side boundary with No. 65 New Road. Given the location, scale and design of the proposed development, it would have an acceptable impact on existing residential amenity.

In summary, the proposed development is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and has an acceptable impact in terms of residential and visual amenity.

### ***Access and Parking***

The Roads Department have reviewed the proposed development and have no objections. No changes are proposed to the access.

### ***Green Infrastructure***

The subject site is not located within a green infrastructure area, corridor or link as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. The Public Realm Section have reviewed the proposed development and have no objection subject to a condition that a green infrastructure plan is submitted.

Having regard to the location, nature and scale of the development it is considered to be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028. Given the location and scale of the development, a fully detailed GI plan is not warranted in this instance.

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### ***Infrastructure and Environmental Services***

No reports have been received from Water Services or Irish Water. Standard conditions should apply in the event of a grant of permission.

### ***Screening for Environmental Impact Assessment***

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

### ***Screening for Appropriate Assessment***

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves residential extensions.

Having regard to:

- the scale and domestic nature of the development,
- the location of the development in a serviced area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### **Development Contributions**

Proposed extension 138sq.m

Existing extensions 27.5sq.m

12.5sq.m remaining of the 40sq.m exemption.



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<b>Planning Reference Number</b>	SD22B/0499
<b>Summary of permission granted &amp; relevant notes:</b>	Residential extensions
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	119.10
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€119.10
<b>Area of Development (m2)</b>	138
<b>Amount of Floor area, if any, exempt (m2)</b>	12.5
<b>Total area to which development contribution applies (m2)</b>	125.5
<b>Total development contribution due</b>	€14,947.05

### **SEA monitoring**

Building Use Type Proposed: Residential extensions

Floor Area: 138sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0619 Hectares.

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### **Conclusion**

Having regard to the:

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

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **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

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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 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

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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. Financial Contribution.**

The developer shall pay to the Planning Authority a financial contribution of €14, 947.05 (Fourteen thousand nine hundred forty-seven euros and five 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/0499**

**LOCATION: 63, New Road, Clondalkin, Dublin 22**



**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:** 18/01/23



**Gormla O'Corrain,  
Senior Planner**