

# Comhairle Chontae Atha Cliath Theas

**PR/0071/23**

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

**Reg. Reference:** SD22B/0501      **Application Date:** 18-Nov-2022  
**Submission Type:** New Application      **Registration Date:** 18-Nov-2022  
**Correspondence Name and Address:** Terry O'Riordan, DraftCAD Ltd 32, Glen Easton Way, Leixlip, Co. Kildare.  
**Proposed Development:** Single storey front side and rear extension with roof windows and all associated siteworks  
**Location:** 3 Crossforge, Saggart, Dublin  
**Applicant Name:** Cyril Joy  
**Application Type:** Permission

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

#### **Site Area**

Stated as 0.0249ha.

#### **Site Description**

The subject site is located within a residential estate in Crossforge Estate, Saggart, and contains a two-storey, end of terrace dwelling with a gable roof profile. The front garden includes a large, cobble-paved surface, while the rear garden is triangle in shape measuring c12.8m in length and c.8m wide, spanning around the side of the property measuring c.4.7m wide. The overall site as stated is 249 sq.m.

#### **Proposed Development**

Permission is sought for a single storey side extension, setback 1m from existing building front edge with 1 no. proposed window glazing to front, 1 no. proposed doorway to side, and 1 no. proposed doorway to the rear garden. The extension, which is proposed specifically to the side of property only, will not impact on the private open space in the rear. The proposal aims to accommodate a playroom/study room and dining room and will be used for habitable use. The maximum height of the proposed extension is 3175mm (internal floor to ceiling height 2.4m), with a flat roof profile containing 2 no. roof lights situated in the centre and to the rear of the roof.

#### **Zoning**

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

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### **Consultations**

Surface Water Drainage – No objection subject to standard conditions.

Irish Water – No report received.

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

The closing date for submissions was on 03/01/2023, no submissions on the proposal have been received.

### **Relevant Planning History**

No significant planning history

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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

#### **Chapter 6, 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).*

#### **Chapter 4, Policy G11: Overarching**

*G11 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.*

*G12 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.*

*G14 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*

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*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.*

### **Chapter 11, Section 11.2.1: Sustainable Urban Drainage Systems (SuDS)**

*Policy IE3: Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.*

### **Chapter 12, Section 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.*

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

#### **Side extensions**

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*

#### **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).

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### **Assessment**

The main issues for assessment relate to:

- zoning and Council policy,
- residential and visual amenity,
- services and drainage.

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

The site is in an area which is zoned RES *'To protect and/or improve residential amenity'*. The proposed development is permitted in principle, subject to its design being in accordance with the relevant provisions in the Development Plan., subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

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

The information submitted by the applicant indicates that the proposal will provide a setback of 1m from the existing front building edge, this will highlight the change in building. This setback will also ensure no impact on the designated parking at the front of the property.

Regarding the proposal of a flat roof profile, and in reference to the House Extension Design Guide; *"Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so."* In this case, the proposal would argue a good design reason for using a flat roof, and the elevations concur by depicting minimal visual impacts identified on the neighbouring property.

The applicant has stated in the plans that the side access will be maintained at c.800mm off the existing boundary treatment, it is recommended in the House Extension Design Guide; *"Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect."* However, in this case, considering the proposal comprises a single storey structure, the proposed access is considered acceptable.

The applicant has not stated in the application what materials will be used, therefore, by **condition**, the applicant is requested to ensure that all materials used will either match or complement the style, materials, and details, of the existing property.

In regard to the information submitted, it is considered that the proposed extension will not impact on the private open space to the rear.

### ***Services & Drainage***

Surface Water Drainage – No objection subject to standard conditions.

Irish Water – No report received.

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

The subject site is not located within nor within proximity to a European site. The proposed development is located within an established residential area and comprises of an attic conversion, dormer window and change of roof profile. 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 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 Assessment Overall Quantum**

The applicant has stated in the application that the gross floor of the proposed works is 34.14 sq.m. As no previous extension has been identified at the subject property, the first 40 sq.m of an extension to a house shall be exempt from development contribution, this does not apply for retention permission. In this case, this exemption will apply to the proposed development. Therefore, **no financial contributions apply.**

### **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 -

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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 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 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.

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

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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.




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**REG. REF. SD22B/0501**  
**LOCATION: 3 Crossforge, Saggart, Dublin**

  
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**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:** 19/01/23\_\_\_\_\_

  
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**Gormla O'Corrain,**  
**Senior Planner**