

Comhairle Chontae Atha Cliath Theas

PR/0710/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0154 **Application Date:** 13-Apr-2022
Submission Type: New Application **Registration Date:** 13-Apr-2022
Correspondence Name and Address: Ray Donohoe, RD Design 17, Norwood, Ballybrack, Co. Dublin.
Proposed Development: Construction of two storey extension to rear; attic conversion including dormer rooflight to rear; rooflights to front and rear; associated internal alterations.
Location: 14, Cherrywood Crescent, Clondalkin, Dublin 22
Applicant Name: Sharon McLoughlin
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.0139 Hectares.

Site Description:

The site is located in the residential area of Cherrywood Crescent in Clondalkin and contains a two-storey terraced dwelling with pitched roof profile. The streetscape is characterised by terraced and semi-detached houses of similar form and appearance. The building line is slightly curved. Rear extensions are evident in the immediate area.

Proposal:

- Construction of two-story extension to rear;
- Attic conversion including dormer rooflight to rear;
- Rooflights to front and rear; associated internal alterations.

Zoning:

The subject 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 conditions.
Irish Water:	No objection subject to conditions.
Roads:	No roads Objection.
<i>SEA Sensitivity Screening:</i>	No overlap indicated.

Submissions/Observations /Representations

None recorded for the subject site.

Relevant Planning History

SD07A/0719 **Permission Granted** Construction of a two-storey single bedroom terraced house with ground floor extension to the front, incorporating off-street carparking with new vehicular entrance from Cherrywood Crescent on garden site to side of no. 14 Cherrywood Crescent. Permission is also sought for alterations to no. 14 Cherrywood Crescent to provide for ground floor extension to front, repositioning of existing vehicular entrance and minor internal alterations.

SD03A/0488 - **Permission Refused** 1) To erect a proposed two-bedroom, two-storey dwelling house attached to existing dwelling house. 2) To construct new entrance driveways for existing and proposed dwelling houses. 3) All ancillary site works.

Adjacent sites

None relevant for subject proposal.

Relevant Enforcement History

S8724 - alleged creation of rear entrance. (File opened on 28-May-2021 and in hand with the Enforcement Department).

Pre-Planning Consultation

None recorded for subject site

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

- It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

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Policy H18 Objective 2:

- 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 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (I) Extensions

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

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

Rear Extensions:

- *Match or complement the style, materials, and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*

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Relevant Government Guidelines

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).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage.

Zoning and Council Policy

The extension to the dwelling is consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

Residential & Visual Amenity

Rear extension

The two-storey hipped shaped roof proposal extends to the northwest by 2m of the rear building line of the dwelling, with a ridge height of 7.3m. The architectural style of the rear roof is hipped in appearance with a flat ridge length of 3.1m. The existing house is terraced with a pitched roof; however, the proposed rear roof shape and slope are considered acceptable at this modest projection of 2m. The symmetry of the roof style is considered balanced and would integrate with the character of adjacent properties; hipped roofed properties are evident immediately west and further north of the site. The proposal would broadly comply with the guidance set out for 'Rear Extensions' in Section 4 of the 'House Extension Design Guide 2010.'

It is noted that the existing dwelling is terraced, and the proposal is broadly mirroring the rear dormer roof and rear ground floor extension to the immediate south No. 16, Cherrywood Crescent. However, the drawing ref 01 titled '*Survey Layouts Proposal Layouts*' illustrates the rear proposal encroaches the boundary wall to the southwest of the site at No.16, and a **note** shall be attached stating '*that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.*

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The proposed two-storey rear extension would be located abut with the shared boundary walls with the neighbouring property to the north-east of the site. It is considered the proposal would not be significantly injurious to the amenities of the adjacent properties. The adjoining property to the northeast, No.14 A Cherrywood Crescent, has a more prominent rear proposal in size. No undue issues of overshadowing are envisaged. The minimum private open space requirement is achieved for a two-bedroom house. It is considered to provide sufficient residential amenities for future occupants and, therefore, consistent with the Development Plan provisions.

Rooflights to front and rear

The proposed three roof lights to the front and one to the rear of the dwelling are considered acceptable to the visual and residential amenities of the surrounding area.

The conversion of the existing attic would provide an acceptable balance between the adaptable re-design of the house and providing accommodation that meets the needs of families so that the life cycle and use of that building can continue. A **note** shall attach that the attic conversion adheres to building regulations.

Rear Dormer Window

The rear dormer window is below the ridgeline of the existing dwelling, built three tile courses above the eaves of the dwelling, contemporary in style to match the rear extension and complies with the South Dublin County Council House Extension Design Guide (2010) and a grant of permission is recommended.

Services & Drainage

Regarding surface water drainage and flood risk, Water Services has no objections to the development subject to the inclusion of water butts and standard conditions.

Regarding water supply and foul water drainage, Irish Water has no objections for the development subject to compliance and standard conditions.

Screening for Appropriate Assessment

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

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,

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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

Development Contributions Assessment Overall Quantum

Proposed Rear Extension / Attic Conversion:	21.4sq.m
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:	Residential- Extension
Floor Area:	21.4 sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.0139Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with the proper planning and sustainable development of the area.

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 2016 - 2022 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.

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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) 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.

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(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

3. (a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
- (b) The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the development.
- (c) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water

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drainage provision.

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: 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: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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REG. REF. SD22B/0154

LOCATION: 14, Cherrywood Crescent, Clondalkin, Dublin 22

Colm Harte

Colm Harte,
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:

7/6/22

Eoin Burke

Eoin Burke, Senior Planner