

Comhairle Chontae Atha Cliath Theas

PR/0089/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0512 **Application Date:** 29-Nov-2022
Submission Type: New Application **Registration Date:** 29-Nov-2022

Correspondence Name and Address: Liam Cullen Design & Planning 44, Ballinteer Crescent, Dublin 16.

Proposed Development: The development will consist of a first floor rear Extension (14.85m.sq) over part of existing single storey rear extension and associated internal modifications to provide a new bedroom and ensuite bathroom with new rooflight on side roof slope

Location: 13, Washington Park, Dublin 14

Applicant Name: Sile Kelly and Philip Wallace

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.04 Hectares on the application form.
Site Visit: 21st of December 2022.

Site Description

The subject site is located on Washington Park, a cul-de-sac within Rathfarnham. The site consists of a two storey, semi-detached dwelling. The streetscape comprises of housing of a similar form and character.

Proposal

Permission for the development of a first floor rear extension (14.85m.sq) over part of existing single storey rear extension and associated internal modifications to provide a new bedroom and ensuite bathroom with new rooflight on side roof slope.

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.

Roads Department

No objections.

SEA Sensitivity Screening – the site overlaps with aviation related layers.

Submissions/Observations /Representations

No third party submissions received.

Relevant Planning History

Subject site

None.

Adjoining or surrounding sites

SD11B/0085 12, Washington Park

Demolition of the existing single storey storage shed to the rear/side of the existing dwelling house; the construction of a new single storey extension along with a projecting bay type extension at first floor level and the installation of new high level Velux type roof windows to the roof of the existing rear return all to the rear of the existing dwelling house; internal alterations to the existing dwelling house; the replacement of glass to an existing ground floor window to the front of the existing dwelling house with frosted/obscured glass and all associated site works and landscaping. **Permission granted.**

SD07B/0062 12, Washington Park

Conversion of the existing garage to a study and alterations to the existing front elevation to comprise a new bay window type extension and canopy roof, the retention of a first floor bedroom extension to the rear of the existing dwelling and the retention of the existing attic conversion for storage use and dormer window to the rear of the existing dwelling, all with associated site works. **Permission and permission for retention granted.**

SD06B/0399 14, Washington Park

Alterations to previously approved development (Reg. Ref. SD05B/0740, Final Grant Order No. 0820 dated 25th April 2006) comprising an additional 12sq.m. single storey extension to rear for an extended kitchen/dining/living room resulting in an overall increase in proposed floor area from 174sq.m. to 186sq.m. **Permission granted.**

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SD05B/0740 14, Washington Park

Alterations and extensions to existing part two/part single storey semi-detached 4 bedroom dwelling which will increase the floor area of the dwelling from 137sq.m. to 174sq.m. comprising: (a) construction of a new first floor extension over existing single storey playroom to the side; (b) construction of a new two storey extension to rear with a new first floor extension over existing single storey kitchen to the rear; (c) internal alterations; (d) elevational alterations; (e) all associated site works. **Permission granted.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

No pre-planning consultation was held concerning this application.

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

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.

Policy G12: Biodiversity

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.

Policy G14: Sustainable Drainage Systems

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 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.

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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.

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

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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

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including rear 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.*

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.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

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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;
- 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.

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Visual and Residential Amenity

The proposed development is for a first floor rear extension (approx. 14.85sq.m) over part of the existing single storey rear extension and associated internal modifications to provide a new bedroom and ensuite bathroom. The extension would extend approx. 4.2m from the rear building line of the existing dwelling (excluding existing ground floor rear extension). It would match the rear building line of the existing ground floor rear extension underneath.

The subject site's ground levels increase slightly towards the rear of the site. The proposed extension would have a hipped roof, matching the roof form of the existing dwelling. It would be approx. 6.9m in overall height, when measured from the ground level at the rear of the extension. The eaves of the extension would sit at the approx. same height as the eaves of the existing house. It would sit lower in overall height than the overall height of the existing dwelling. It would extend to the rear from the side projection. The proposed extension would therefore be well incorporated into the design and form of the existing dwelling.

The proposed extension would be significantly screened by the existing dwelling when viewed from the streetscape. It would appear similar in scale, form and design to the existing rear extensions on the dwellings located either side of the subject site, including No. 14 Washington Park. The proposed extension would be setback approx. 1.0m from the side boundary with No. 14 Washington Park. No windows are on proposed on the side elevations. Given the above, the proposal would not result in unacceptable overbearing, overshadowing or overlooking impacts on neighbouring residential properties.

The proposed new bedroom would meet the minimum floorspace requirements of the 2022-2028 CDP and Quality Housing Guidelines 2007. The proposed external materials and finishes would match the existing dwelling.

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 and parking.

Green Infrastructure

The subject site is located within a Primary Green Infrastructure Corridor and proximate to a Core Area and the Dodder River as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. Having regard to the location, nature and scale of the development it is considered to

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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.

Infrastructure and Environmental Services

No report has been received from Water Services. 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 a first floor residential extension.

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 14.85sq.m

40sq.m. exemption applies.

Proposed extension plus previous rear extension equals under 40sq.m.

Assessable area = Nil

SEA monitoring

Building Use Type Proposed: Residential extensions.

Floor Area: 14.85sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.04 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

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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 arising are remedied immediately.

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REG. REF. SD22B/0512

LOCATION: 13, Washington Park, Dublin 14



**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: 24/01/23


**Gormla O'Corrain,
Senior Planner**