

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0455 **Application Date:** 17-Oct-2022
Submission Type: Significant **Registration Date:** 03-Jan-2023
Additional
Information

Correspondence Name and Address: LAM Architects Ltd 94, University Street, Belfast,
Co. Antrim, BT71HE

Proposed Development: A loft conversion, ground floor rear extension,
associated refurbishment works and rooflight
additions to the existing end of terrace dwelling.

Location: 22, Gandon Avenue, Doddsborough, Lucan, Co.
Dublin, K78 P9X0

Applicant Name: Swati Chatterjee

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area

Stated as 0.0205 Hectares.

Site Description

The application site is located on Gandon Avenue, a residential estate off the L1030 and within the Adamstown Strategic Development Zone. The immediate vicinity is characterised by residential dwellings of similar architectural style and a predominantly uniform building line. The subject property is a two-storey end of terrace dwelling with a pitched roof.

Proposal:

The development will consist of:

- A loft conversion.
- Ground floor rear extension.
- Associated refurbishment works and rooflight additions to the existing end of terrace dwelling.
- Total area of works 54sqm.

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

Zoning:

The subject site is subject to zoning objective SDZ - 'To provide for strategic development in accordance with approved planning schemes. The subject site is located within the Adamstown Strategic Development Zone.

Consultations:

Irish Water - No report received at time of writing.

Water Services – No report received at time of writing.

Roads Department – No report received at the time of writing.

Parks Department – No report received at the time of writing.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

One submission was received which can be summarised as follows:

- Loss of daylight
- North facing garden means less light in general
- The ridge height will have a negative impact on the residential and visual amenity
- Load bearing wall to the east will be built on the shared boundary wall
- No reasonable access for builders to install timber slat cladding
- Flat roof fascia and soffit are not detailed enough and may lead to future boundary disputes
- Depreciation of value of neighbouring dwellings due to the above

The submission is noted and has been reflected throughout the report.

Relevant Planning History

Subject Property

None.

Adjacent sites:

SD19B/0471 - 19, Shackleton Wood, Shackleton Park, Lucan, Co. Dublin – Retention Permission Granted for single storey living room extension to rear of house and all associated site and drainage works.

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

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

6.8.2 Residential Extensions

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

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.

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.

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 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.

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

National Guidelines & Policy relevant to Development Management

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

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).

Assessment

The main issues for assessment are:

- Zoning and Council Policy
- Residential and Visual Amenity
- Site Notice
- Drainage
- Roads
- Parks
- Green Infrastructure
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site of the proposed development is located within Gandon Avenue of Adamstown SDZ which is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County Council Development Plan 2022-2028. The SDZ Planning Scheme requires that development be laid out in a manner which adheres to a specific built form. Extensions to existing residential development within the SDZ are assessed against 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 County Development Plan.

Site Notices:

The site notices do not describe the proposed development is in Gandon Avenue, part of the Adamstown SDZ which is subject to zoning objective 'SDZ' 'To provide for Strategic Development in accordance with approved planning schemes' under the South Dublin County

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

Council Development Plan 2022-2028. The application does not identify that the subject site is located within an SDZ. Therefore, the applicant should submit revised notices that clearly outline the proposed development in accordance with Article 35 of the Planning and Development Regulations 2001 (as amended). The applicant is requested to do so by **Additional Information**.

Residential and Visual Amenity

Ground Floor Rear Extension

The proposed ground floor rear extension has a flat roof with a parapet with a height of approximately 2.85m. The submission received suggested that the height of the proposed development would lead to overshadowing and loss of light to habitable rooms but given this is a north facing garden and the proposed development has a relatively low height, it is considered **acceptable** in this instance.

The depth of the proposed extension would be approximately 4.4m from the existing dwellings rear wall which is not considered excessive in the site context.

There will be private open space of approximately 58sqm to the rear which is not consistent with Table 3.20 of the County Development Plan which requires a minimum of 70sqm for a four bedroomed dwelling. Notwithstanding this, as this is not a new build dwelling, it is considered **acceptable** in this instance in order to facilitate the objectives of the County Development Plan Policy H14.

The materials proposed will be predominantly timber cladding with some brick and render on the northern façade which will only be partly visible from the street level and is overall **appropriate**.

Overall, subject to conditions, the proposed ground floor rear extension would not be overly injurious to the residential or visual amenities of the area.

Loft Conversion

The proposed loft conversion requires two new Velux windows on the roof of the northern elevation and a further two on the roof of the southern elevation which is appropriate. The proposed will be converted to habitable residential use and will have an internal head height of over 2.4m which is considered **adequate**. The applicant should ensure that there is appropriate head height at the stairwell access to the proposed converted attic.

The proposed attic conversion is acceptable subject to conditions.

Overall, the proposed development is acceptable but notwithstanding this, Additional Information is required to address the deficiencies in the notices.

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

Drainage

No report was received from Water Services or Irish Water at the time of writing. A **condition** regarding the appropriate treatment of surface water drainage and the provision of Sustainable urban Drainage Systems (SuDS) should be attached in the event of a grant of permission. The proposed development is not located within an unacceptable distance of existing Irish Water infrastructure as per the Irish Water maps.

Roads

No report was received from the Roads Department at the time of writing but given that the proposed development will not require any changes to the access or egress, this is considered appropriate.

Parks

No report was received at the time of writing from the Parks Department but given the size and scale of the proposed development, a **condition** should be attached in the event of a grant of permission concerning the adequate provision of Sustainable urban Drainage Systems (SuDS) as outlined is considered sufficient in this regard.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site does not appear to be located within a Primary GI Corridor or a Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

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 an attic conversion and a rear extension.

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,

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.

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

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.

Development Contributions

Planning Reference Number	SD22B/0455
Summary of permission granted & relevant notes:	Rear Extension and Habitable Attic Conversion 54sqm
Are any exemptions applicable?	Yes
If yes, please specify:	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.
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m²)	54
Amount of Floor area, if any, exempt (m²)	40
Total area to which development contribution applies (m²)	14
Total development contribution due	€1,462.86

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 54sqm

Land Type: Urban Consolidation.

Site Area: 0.0205Hectares.

Conclusion

The proposed development is largely consistent with the provisions of the South Dublin County Development Plan 2022 – 2028 and is acceptable in terms of size and scale. Notwithstanding this, due to the proposed development's location within an SDZ area, the applicant should be requested to re-advertise under Article 35 of the Planning and Development Regulations 2001 (as amended) and therefore, **Additional Information** is required.

Recommendation

Neal Murphy ,Assistant Planner

Additional Information

Further Information requested on 08/12/2022.

Further Information received on 03/01/2023.

Assessment of Additional Information

In response to the Additional information request, the applicant has submitted the following: Newspaper advert from the Liffey Champion, 17/12/2022, stating that the development is located within Adamstown SDZ. **This is acceptable.**

Amended Site Notice stating that the development is located within Adamstown SDZ. **This is acceptable.**

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

Planning Reference Number	SD22B/0455
Summary of permission granted & relevant notes:	Rear Extension and Habitable Attic Conversion 54sqm
Are any exemptions applicable?	Yes
If yes, please specify:	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.
Is development commercial or residential?	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)	54
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	14
Total development contribution due	€1,667.40

Conclusion

The proposed development of this planning application is in accordance with the provisions of the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide (2010), and it is therefore considered that subject to conditions, the proposed development would not seriously injure the amenities of the area and would be in accordance with the key principles of proper planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 03/01/2023, 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.

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

(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 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

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

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. Sustainable Urban Drainage Systems

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. Prior to the commencement of development, the applicant shall submit the following:

a) a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development, for the written agreement of the Planning Authority. The applicant shall include SuDS (Sustainable urban Drainage Systems) features for the proposed development such as but not limited to the following: Rain Gardens , Planter boxes with overflow connection to the public surface water sewer.

- Permeable Paving
- Grasscrete
- Green Roofs
- Rain gardens
- Swales
- Planter Boxes
- Water Butts
- Other such SuDS

REASON: To ensure the adequate provision of SuDS

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1, 667.40, (one thousand six hundred and sixty seven euro and forty 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.

Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

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 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: 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.

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

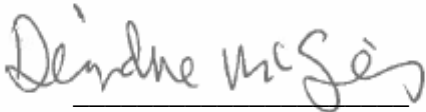
Comhairle Chontae Atha Cliath Theas

PR/0100/23

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0455


LOCATION: 22, Gandon Avenue, Doddsborough, Lucan, Co. Dublin, K78 P9X0



**Deirdre McGennis,
Assistant 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: 30/01/2023


**Colm Harte,
Senior Executive Planner**