

Comhairle Chontae Atha Cliath Theas

PR/0134/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0532 **Application Date:** 15-Dec-2022
Submission Type: New Application **Registration Date:** 15-Dec-2022

Correspondence Name and Address: Roisin Power 129, Georgian Village, Castleknock, Dublin, 15

Proposed Development: For demolition of 35.85 SQ single storey garage and rear extension of semidetached house construction of 82.4 SQM, one and two storey rear and side extension. The development will also include the provision for the modernisation of windows and existing front porch , 1 No new bay window to ground floor front elevation, 2no new roof lights to gable end of extended main roof, 1 no rooflight to rear main roof and 1 no rooflight to rear single storey extension with associated site works

Location: 130, Orwell Park View, Templeogue, Dublin, 6W

Applicant Name: Laura Faulkner & Paul Copeland

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0342 hectares.

Site Description:

The application site comprises a semi-detached, two-storey house at the end of a cul-de-sac of similar dwellings on Orwell Park View. The western boundary of the site bounds a strip of open space. The surrounding characterised by residential development.

Site Visited: 25 January 2023

Proposal:

Permission is sought for the following:

- Demolition of 32.8 sq.m single storey garage and rear extension
- One and Two-storey rear and side extension (82.4 sq.m) with hipped roof
- Elevational alterations including replacement of windows and doors.
- 2 no. roof lights on gable end of extended main roof
- 1 no. rooflight on rear roof slope and 1 no. rooflight on rear single storey extension
- Associated site works.

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Zoning:

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity.'*

Consultations:

Water Services: No report received.

Irish Water: No report received.

SEA Sensitivity Screening

Indicates no overlap with relevant environmental layers.

Submissions/Observations /Representations

Submission expiry date – 27 January 2023

No submissions or observations were received.

Relevant Planning History

None recorded for subject site.

Nearby Development

SD20B/0516: Alterations & extensions to include new roof structure with 'Velux' roof lights to accommodate a bedroom; first floor extension to front bedroom; new bay window and open covered porch to front ground floor; single storey kitchen/dining/living extension to the rear and side; formation of new door and window openings and all ancillary and external works.

Permission granted.

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 4 Green Infrastructure

Section 4.1 Methodology

GII 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.

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Section 4.2.1 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.

Section 4.2.2 Sustainable Water Management

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

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 12.6.8 Residential Consolidation

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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)

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Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- Sustainable Movement
- Green Infrastructure
- Water Supply and Wastewater
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Policy

South Dublin County Development Plan 2022 - 2028

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity.'* Residential development is permitted in principle under this zoning category.

Residential and Visual Amenity

An existing single storey side and part rear extension would be demolished to facilitate the proposed works. The demolition of these extensions is considered acceptable.

Single Storey Rear Extension

The western site boundary tapers to a point at the southern point of the site. The rear extension would extend to this site boundary and would be the full width of the dwelling, to the eastern site boundary.

The extension would protrude 5.385m from the original rear building line of the main dwelling along. The original dwelling is approximately 9m in depth, so the proposed rear extension would be more than 50% the depth of the original dwelling. Given the orientation of the dwelling, the proposed construction of the extension along the eastern boundary adjoining a neighbouring dwelling, and the neighbouring dwelling not appearing to have any rear extension, the depth of the proposed works is considered excessive. It is considered that the proposed works could have an overbearing impact on the adjoining property and give rise to a loss of light and cause overshadowing.

In this regard, a **condition** should be included reducing the depth of the extension to no more than 4.5m, or 50% of the depth of the original dwelling.

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The extension would have a pitched roof, with triangular glazing on the rear elevation. A rooflight would be placed on the eastern pitch of the roof. No windows are proposed on the western elevation along the boundary wall onto the strip of open space. Materials are not stated but drawings appear to indicate the extension would be bricked.

Based on the above, the extension is considered acceptable subject to a reduction in depth to no more than 4.5m, or 50% the depth of the original dwelling, achieved by **condition**.

Two Storey Side Extension

The existing garage would be replaced by a two-storey side extension, providing a play room, laundry room and separate wc at ground floor level and a master bedroom with walk-in-wardrobe and en-suite at first floor level. The roof would be hipped, continuing from the existing ridgeline, with 2 no. roof lights on the western hip serving the wardrobe. The applicant hasn't stated what materials are proposed, however, from drawings it appears that the extension would predominantly be rendered with bricking on the ground floor front elevation.

Windows to match existing fenestration would be placed on the front and rear elevations. No windows are proposed on the western elevation. At first floor level there are currently 2 no. windows overlooking this area of open space. Given how close the extension would be to the strip of open space, it is considered appropriate to require windows to be placed on the side elevation at first floor level, to provide a sense of passive surveillance. The window serving the en-suite should be placed on the side elevation and an additional small window into the bedroom should also be located on this elevation. The en-suite window should be obscure glazing. This can be achieved by **condition** in the event of a grant.

Given the location of the house and proposed extension, it is not considered likely that the works would give rise to any issues of overbearing, overshadowing or loss of light or privacy for neighbouring properties. On this basis, and based on the above design, the two-storey extension is considered acceptable.

Green Infrastructure

The site does not appear to be located within a Core Area, Primary GI Corridor or Secondary GI Link, as per Figure 4.4 of the Development Plan.

The proposed works would not significantly increase the ground floorplate of the existing dwelling. Works would largely be located on areas of existing hardstanding. It is noted that the site currently benefits from an area of grass and mature vegetation at the southwestern point of the site.

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The site is also adjacent to a strip of grassed public open space on Wellington Lane. It is not considered that the works would significantly impact on this space. On this basis, it is not considered that the works would significantly impact the green infrastructure network in the area.

Water Supply and Wastewater

Irish Water have not provided a response to this application. From a review of Irish Water maps it appears that there is no infrastructure in the area that would be impacted by the proposed works. This is considered acceptable.

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 a serviced area and relates to the provision of residential extensions.

Having regard to:

- the scale and nature of the development,
- the location of the development, and
- the consequent distance from the site to qualifying European sites,

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 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.

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Other Considerations

Development Contributions

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)*	82.4
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	42.4
Total development contribution due	$42.4 \times 119.10 = €5,049.84$

* All existing extensions will be demolished as part of the works so the full 40 sq.m exemption is applicable.

SEA Monitoring Information

Building Use Type Proposed:	Residential Extension
Floor Area:	82.4 sq.m
Land Type:	Urban Consolidation
Site Area:	0.0342 Hectares.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to 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. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

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. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments and such revised plans shall be fully implemented on site-
 - (a) The depth of the rear extension shall be reduced to no more than 4.5m, or 50% the depth of the original dwelling. Revised elevations, including the east elevation when viewed from the neighbouring property shall be submitted to demonstrate compliance with this requirement, as well as update floor plans.
 - (b) The window serving the en-suite shall be located on the side elevation, overlooking

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the area of open space, and shall be fitted with obscure glazing a maintained in perpetuity.

(c) The applicant shall provide plans and elevations detailing any other additional windows deemed appropriate to provide on the western elevation. The applicant shall consider the inclusion of a high level horizontal window serving the laundry room at ground floor level, and the potential for an additional window serving the bedroom at first floor level.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. (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 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.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €5, 049.84 (Five Thousand and Forty Nine Euros and Eighty Four 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

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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.

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/0532

LOCATION: 130, Orwell Park View, Templeogue, Dublin, 6W



Aoife O'Connor Massingham.
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: 07/02/2023



Jim Johnston,
Senior Executive Planner