

Comhairle Chontae Atha Cliath Theas

PR/0161/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0541 **Application Date:** 20-Dec-2022
Submission Type: New Application **Registration Date:** 20-Dec-2022

Correspondence Name and Address: Fiona Dempsey, The Architects 111 Patrick Street,
Dun Laoghaire, Co. Dublin

Proposed Development: Construction of proposed single storey porch
extension to front of house. Raising of window cill
to front window at ground floor level by approx.
300mm. Ancillary site works required to facilitate
the development all at 17 The Rise, Boden Park,
Dublin 16, D16NY96.

Location: 17, The Rise, Boden Park, Dublin 16

Applicant Name: Clara and Barry Cronin

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.02016 Hectares on the application form.

Site Visit: 1st of February 2023

Site Description

The subject site is located on The Rise, within an existing housing estate in Boden Park, Rathfarnham. The site consists of a two storey, semi-detached dwelling. The streetscape comprises of housing of a similar form and character.

Proposal

Permission is being sought for the construction of proposed single storey porch extension to front of house. Raising of window cill to front window at ground floor level by approx. 300mm. Ancillary site works required to facilitate the development.

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.
Public Realm	No objection subject to conditions.

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

Submissions/Observations /Representations

Submissions closed the 1st of February 2023. No third party submissions received.

Relevant Planning History

Subject site

None.

Adjoining or surrounding sites

SD14B/0002 & ABP Ref. PL 06S.243159 13 The Rise

Construct a one storey porch to the front of existing house. Permission granted by SDCC. Third party appeal to ABP against decision to grant permission. **ABP granted permission.**

SD11B/0239 13 The Rise

Construction of a new single storey pitched roof porch / hall extension to front; ground floor kitchen window to side, together with widening of driveway entrance. **Permission granted.**

Relevant Enforcement History

None relevant identified in APAS.

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

Policy G12: Biodiversity

Policy G14: Sustainable Drainage Systems

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.

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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

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

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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 porches and front 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.*

Porches

- *A porch with a solid appearance (i.e., a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e., a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g., wide windows.*
- *Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

Front extensions

- *Try to maintain a minimum driveway length of 6m.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

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).

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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.

Visual and Residential Amenity

Construction of proposed single storey porch extension to front of house.

The existing porch would be further extended so that overall it extends approx. 1.65m from the front building line. The porch would be extended in size and a w.c. added. The window to the w.c. would be to the front and be made opaque.

The porch structure would have a pitched roof. It would be approx. 3.2m in overall roof ridge height. The proposed external materials and finishes include painted render to the walls and tile finish to roof. This would match the existing house. The design and form of the proposed porch is considered to integrate with the house and surrounding development.

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The porch would extend approx. 1.65m from the front building line (bay window element). The SDCC House Extension Design Guide states '*Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*' The porch should be revised so that it extends no further than 1.5m from the front building line of the house (bay window element). This would align with what was permitted at No. 13 The Rise. This can be addressed by way of **condition**.

The porch would be setback approx. 0.9m from the side boundary with No. 15 The Rise. Given the proximity, scale and design of the porch (to be amended by way of condition) it is not considered that it would have an unacceptable impact on adjoining residential properties.

Raising of window cill to front window at ground floor level by approx. 300mm.

The raising of the cill of the front window by 300mm is considered to be visually acceptable.

In summary, the proposed development is considered, subject to conditions, to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and would have 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. The Roads Department states the following in their report:

The proposed construction would leave a distance of 5613mm from front of porch to front boundary line/footpath. This is below the minimum distance of 6000mm set by SDCC, but the angled orientation of the parking space means that an average length car will not encroach on the public footpath when parked on-curtilage.

The vehicular access to the front of the site has been widened. Planning permission for this is not apparent.

The proposed porch would be setback approx. 5.6m from the front boundary. The House Extension Design Guide states to try to maintain a minimum driveway length of 6m, in order to adequately park a car to the front of the house.

The porch is to be reduced in extent by way of **condition**. This will ensure that a car can be parked onsite without encroaching onto the public footpath.

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Green Infrastructure

The subject site is proximate to a Secondary GI Link 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 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.

Public Realm have reviewed the proposed development and have no objection subject to a condition to ensure the protection of the existing street tree. No works are proposed to or in proximity to any street trees. It is therefore not considered necessary to attach this condition in the event of a grant of permission.

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 porch extension and changes to a window.

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

No previous extensions

40sq.m exemption applies.

Assessable area = Nil

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SEA monitoring

Building Use Type Proposed: Residential extensions.

Floor Area: 2.5sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.02016 Hectares.

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.

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2. Amendments.

The porch extension shall be revised so that it extends a maximum of 1.5m from the front building line of the house (bay window element).

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.

(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

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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 arising are remedied immediately.

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REG. REF. SD22B/0541

LOCATION: 17, The Rise, Boden Park, Dublin 16



**Caitlin O'Shea,
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: 14/02/2023



**Deirdre Kirwan,
Senior Executive Planner**