

Comhairle Chontae Atha Cliath Theas

PR/0182/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0523 **Application Date:** 13-Dec-2022
Submission Type: New Application **Registration Date:** 13-Dec-2022
Correspondence Name and Address: Terry O'Riordan 32, Glen Easton Way, Leixlip, Co. Kildare.
Proposed Development: A new Front Porch, A new Front Side & Rear Single Storey Extension with flat roof And Roof Windows and all associated site works
Location: 21, Fforster Close, Ballydowd, Lucan, Dublin
Applicant Name: Michele Perona & Marta Isopo
Application Type: Permission

(DMG)

Description of Site and Surroundings:

Site Area: stated as .0294 ha in application.

Site Description:

The subject dwelling is located within the Fforester Close which is a u-shaped cul-de-sac in Ballydowd, Lucan. The subject site is triangular in shape. The subject dwelling is a two-storey semi-detached with a pitched roof profile. The front garden/amenity area is hard surfaced for a parking space. The rear garden contains open space of approx. 104 m2 with a single storey shed to the rear.

Proposal:

The proposed development consists of the following:

- A new front porch.
- A new front, side and rear single storey extension with a flat roof and roof windows and all associated site works.
- Total area of works: 28.75 sq.m.

Zoning:

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

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Consultations:

Surface Water Drainage Section - No report received; standard conditions apply.
Irish Water - No report received; standard conditions apply.
Roads Department - No report received at time of writing; standard conditions apply.

SEA Sensitivity Screening: Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations:

Submission expiry date – 25/01/2023
No submissions or observations were received.

Relevant Planning History:

None for the subject site.

Adjacent site:

SD21B/0594 – 18 Fforester Close, Ballydowd, Lucan, K78D684. Double storey front, side and rear extension, remove existing single storey rear annex and replace with new single storey extension. **GRANTED.**

SD22B/0413 – 17 Fforster Green, Ballydowd, Lucan, Co. Dublin. Single storey extension to the side of existing house. **GRANTED.**

Relevant Enforcement History:

None on record.

Pre-Planning Consultation:

None identified on record.

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).

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Policy GII: Overarching

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.

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 12.6.8 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.

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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.

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

Porches:

- *A porch with a solid appearance (i.e., 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 a pitched roof of 45 degree or more.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

Front Extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, ctype, proportion and sill details.*

Side extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *Avoid the use of prominent parapet walls to the top of side extensions.*

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 area.*
- *Make sure enough rear garden is retained.*

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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'.*

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 relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Services and Drainage
- Roads
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

A development comprising of the construction of a new front porch, new flat roof ground floor extension to the rear and side of the existing dwelling house would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity,' subject to the relevant provisions in the County Development Plan 2022-2028 and the House Extension Design Guide.

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Residential and Visual Amenity

Front Porch:

The proposed front porch reflects the character, design, and fenestration of the existing house and integrates cohesively with the visual and residential amenities of the area. The proposed porch broadly matches and mirrors the front porches and pitched roof profiles of the neighbouring properties. It is considered acceptable in scale, size and context to the main dwelling.

Single Storey side extension and rear extension with 3 no. rooflights:

The proposed single storey side and rear extension generally respects the style and materiality of the existing dwelling. It is noted that the side extension is set back from the front building line by 3.56m. The separation distance from the existing boundary wall to the outer wall of the proposed side extension is 0.9m. As a rule of thumb, a separation distance of approximately 1m from a side boundary should be achieved. Due to the minimal impact, 0.9m this would be considered acceptable in this instance. The side and rear extension would have a height of 3.525 metres (3.152 m internally) and a flat roof. The roof would have 3 no. rooflights which are acceptable.

In relation to the roof profile of rear extensions, the *House Extension Guide (2010)* states that such extensions should:

'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'.

The proposed side/rear extension has a flat roof profile, it is noted that the extension will not be visible from a nearby public road or realm. In this instance the proposed flat roof profile is acceptable.

The proposed extension accommodates an open plan living room into the existing kitchen (with two rooflights) and a separate utility room located off the existing kitchen (with one rooflight). There are two windows proposed to the west side of the new extension with a height of 2.4m from the ground level to the lintel. To the rear of the proposed extension there are two windows (height 2.4m from ground to top of window). Window 1 runs from ground level (H: 2.4m x W: 1.6m) and window 2 measures H: 1.8m x W: 1m. The floor area of the proposed extension is 28.75 sq.m.

There will be approximately 104 sq.m of rear amenity space remaining which is consistent with the House Extension Design Guide.

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In relation to the potential impact of the proposed extension on the neighbouring properties, considering the splayed nature of the application site and the adjoining site to the north, it is not considered that the development would be overbearing and it would not result in significant overshadowing of the neighbouring dwellings.

Overall, the proposed development is acceptable, subject to conditions.

Services & Drainage

No report was received from Water Services or Irish Water at the time of writing, but it is considered appropriate that the applicant demonstrates the appropriate treatment of Sustainable Urban Drainage Systems (SuDS), and this can be confirmed by way of **condition**.

Roads

No roads report at time of writing, however, standard roads conditions apply. The proposal does not include for alterations of the existing site entrance; However the proposed entrance shall be a maximum width of 3.5m.

From Drawing No. S01, the distance from the porch to the front boundary is approx. 5.57m -this is deemed acceptable in this instance.

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 is located within a Primary GI Corridor however is located close to the Secondary GI Link: L3 Griffeen-M50 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 of a front porch, side and 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.

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Screening for 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/0523
Summary of permission granted & relevant notes:	Proposal for Residential Extension & porch – 28.75 sq.m. No Previous extensions.
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:	119.20
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€119.20
Area of Development (m2)	28.75
Amount of Floor area, if any, exempt (m2)	28.75
Total area to which development contribution applies (m2)	0
Total development contribution due	€0

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – extension	28.75 sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	.0294 ha

Conclusion:

Having regard to the provision of the South Dublin County Development Plan 2022-2028 and the overall design and scale of the proposal, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of the properties 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. (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 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.

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

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

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

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

3. Sustainable Urban Drainage Systems (SuDs) - The applicant shall propose Sustainable Drainage Systems (SuDS) features for the development. Sample SuDS devices include green roofs, water butts, tree pits, rain gardens, filter strips and permeable paving amongst others. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance. In addition the applicant should consider the provision of Water butts as part of the SuDS proposals.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under SECTION 4.2.2. SUSTAINABLE WATER MANAGEMENT and other relevant policies in the South Dublin County Council Development Plan 2022-2028.

4. Roads Requirements.

(a). The vehicular access points shall be limited to a width of 3.5 metres.

(b). The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

(c). Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

(d). Any gates shall open inwards and not out over the public domain.

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(e). All vehicles parked in the driveway must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

REASON: In the interest of proper planning and sustainable development.

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.

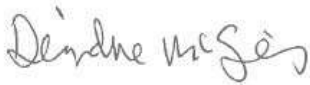
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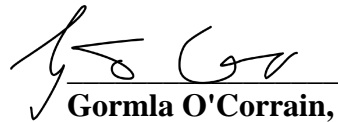
LOCATION: 21, Fforster Close, Ballydowd, Lucan, Dublin



**Deirdre Mc Gennis,
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: 16/02/23



**Gormla O'Corrain,
Senior Planner**