

Comhairle Chontae Atha Cliath Theas

PR/0116/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0524 **Application Date:** 12-Dec-2022
Submission Type: New Application **Registration Date:** 12-Dec-2022

Correspondence Name and Address: H2B Architects 20, Moyview, Kildalkey, Co. Meath

Proposed Development: First floor extension over single storey to front, side and rear of existing house with new hipped roof; Single storey extension to front lounge with new roof canopy over and providing an open porch; Single storey extension to rear of house; Attic conversion with projecting dormer window to rear and all associated site works.

Location: 17, Main Street, Newcastle, Co. Dublin

Applicant Name: Keith & Lianne Doyle

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0398 hectares.

Site Description:

The application site contains a two-storey semi-detached dwelling on Main Street, Newcastle. The surrounding area is characterised by residential development, located to the north of the entrance to the emerging Graydon residential neighbourhood, currently under phased construction.

Proposal:

Permission is sought for the following:

- First floor hipped roof extension over single storey to front, side and rear.
- Single storey front extension with roof canopy and open porch
- Single storey rear extension
- Attic conversion with dormer window on rear roof slope
- All associated site works.

Zoning:

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

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Consultations:

Water Services: No report received.

Irish Water: No report received.

SEA Sensitivity Screening

Indicates no overlap with Newcastle Buried Channel '*A deep buried channel in the carboniferous limestone bedrock, not seen at surface*'.

Submissions/Observations /Representations

Submission expiry date – 25 January 2023

No submissions or observations were received.

Relevant Planning History

None recorded for subject site.

Nearby Development

SD15A/0193: Demolition of 3 dwellings and associated sheds/garages (4) totalling c.786 sq.m. Construction of a new residential development comprising 73 no. 2-storey, 3/4/5 bed, detached, semi-detached and terraced houses ranging in size from c.107sq.m to c.176sq.m; provision of a new vehicular entrance to service 71 of the houses with 2 houses having direct frontage/access to Main Street; additional access to the Castlelyon residential development to the east; all associated site development, landscaping, open spaces, boundary treatment works, car parking, bin storage and infrastructural services provision. **Permission granted by SDCC, appeal to ABP withdrawn.**

SD19B/0181: Extension and alterations to 2 storey dwelling: (1) demolition of single storey conservatory to rear; (2) replacement with part single storey with flat roof (approx. 32sq.m) and part 2 storey extension with hipped roof (approx. 9.7sq.m) to rear; (3) internal alterations and all associated site development works. **Permission granted.**

SD19B/0025: Construction of a single storey domestic concrete shed within the rear garden of dwelling; construction of a dormer roof and window in hip of roof level, including dormer roof and window in rear slope of roof. **Permission granted.**

Relevant Enforcement History

None recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 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.

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

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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)

Assessment

The main issues for assessment concern the following:

- Zoning and Council Policy
- Residential and Visual Amenity
- 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

Ground Floor Front Extension

There is no planning history for the site however, at some point a flat roof garage has been converted to provide additional living space for the main dwelling. The applicant is proposing to extend the front of this part of the dwelling approximately 2.4m to increase the size of the existing lounge.

The extension would protrude approximately 1.2m from the front building line, would extend the full width of the living room, with the hipped roof providing cover for an open porch along part of the remainder of the front elevation. Fenestration and materials would match the existing dwelling. A driveway in excess of 6m would be maintained to the front of the dwelling. These works are considered acceptable.

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Ground Floor Rear Extension

A rear extension would be constructed along the western boundary, 3.3m in depth and 3.88m wide. The extension would have a flat roof with a large window on the northern elevation. It is noted that the dwelling to the west has constructed a full width extension. To the east there would be a sufficient separation distance, and change in orientation of dwellings, that is it not considered likely the eastern dwelling would be impacted by the works.

Based on the above, the rear extension is considered acceptable.

First Floor Side Extension

A side extension would be constructed over the existing flat roof ground floor converted garage. The first floor extension would have a hipped roof, continuing the profile of the main dwelling. The extension would be the full depth of the main dwelling, and width of the ground floor extension below.

The extension would have windows on both the front and rear elevations, matching the fenestration of the existing dwelling, and materials would match.

While the extension would be constructed up to the site boundary, it is not considered that this would give rise to 'terracing' effect, as the dwelling to the east does not have the same building line as the subject dwelling.

On the basis of the above, the first-floor side extension is considered acceptable.

Attic Conversion and Dormer

The attic would be converted to provide a bedroom with en-suite bathroom. A flat roof dormer would be placed on the rear roof slope with two windows facing north. There is a separation distance in excess of 30m between the dormer and neighbouring properties to the north. On this basis, and the inset from the site boundary, it is not considered that the dormer would give rise to any significant impacts of overshadowing, overlooking or loss of privacy.

The applicant hasn't stated what materials are proposed for the dormer. A **condition** should be included that materials must match or be sympathetic to the existing dwelling.

A floor to ceiling height in excess of 2.4m would be achieved. The applicant should note that to be used as habitable accommodation all building regulations must be complied with.

The dormer appears to be sufficiently setback from the eaves and is slightly below the ridgeline of the main roof which is acceptable.

Based on the above, the attic conversion and dormer extension are considered acceptable.

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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 applicant has not proposed any landscaping works or SuDS as part of the works however, the floorplate of the existing dwelling would only increase marginally as a result of the works. The remaining garden appears to benefit from mature vegetation and a large grass area. Consequently, further consideration of green infrastructure is not considered necessary. A **condition** should be included to require the applicant to investigate the possibility of including additional SuDS at the site to improve surface water runoff and add to green infrastructure assets.

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 a 100mm unknown sewer that runs through the rear garden of the application site. It is not clear how close this sewer would be to the rear extension, or how this might be impacted. The applicant should be requested to submit drawings and reports as necessary, by **condition**, confirming compliance with all relevant Irish Water standards to ensure no impact on this infrastructure as a result of the development.

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

Existing Extensions: 19.3 sq.m
Proposed Extensions: 53 sq.m /
33 sq.m (excluding non-habitable attic space)

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)	55 total - 20(attic) = 33
Amount of Floor area, if any, exempt (m2)	20.7
Total area to which development contribution applies (m2)	33-20.7 = 12.3
Total development contribution due	€1,464.93

SEA Monitoring Information

Building Use Type Proposed: Residential Extension
Floor Area: 53 sq.m
Land Type: Urban Consolidation
Site Area: 0.0398 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. (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.

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REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and 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

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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. Irish Water

Prior to the commencement of development the applicant shall submit for the approval of the Planning Authority drainage plans for the development, including all foul and surface water sewers in the vicinity of the development. In particular, the applicant must identify on drawings the 100mm unknown sewer that appears to run through the rear of the property. The rear extension shall ensure compliance with all relevant Irish Water standards in relation to setback distances and other relevant requirements.

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

4. Sustainable Urban Drainage Systems (SuDS) and Landscaping

The applicant has not proposed any SuDS (Sustainable Drainage Systems) features. The applicant shall consider the inclusion of additional SuDS at the site and, prior to the commencement of development, shall submit 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 should reference the SDCC Sustainable Drainage Explanatory Design & Evaluation Guide prior to submission.

REASON: To ensure the adequate provision of SuDS

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1, 464.93 (One Thousand Four Hundred and Sixty Four Euros and Ninety Three 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 is advised that in order to use the attic as a habitable room it must comply with the Building Regulations.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

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

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/0524


LOCATION: 17, Main Street, Newcastle, Co. Dublin



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: 01/02/2023


Jim Johnston,
Senior Executive Planner