

# Comhairle Chontae Atha Cliath Theas

**PR/0266/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD23B/0014      **Application Date:** 18-Jan-2023  
**Submission Type:** New Application      **Registration Date:** 18-Jan-2023  
**Correspondence Name and Address:** P. M. Ging Architects Unit G, Tower Commercial Centre, Monastery Road, Clondalkin, Dublin 22  
**Proposed Development:** Retention of 2 single storey extensions at either side of house. Proposed single storey extension at rear.  
**Location:** St Annes, Monastery Road, Clondalkin  
**Applicant Name:** Michael Bennett  
**Application Type:** Permission and Retention

### **Description of Site and Surroundings:**

Site Area: stated as 0.0516 hectares on application form.

### **Site Description:**

The subject site is located on the southern side of Monastery Road, Clondalkin. The site is located next to a Applegreen Service Station and opposite Clondalkin Education Centre and Castle Crescent Retail/commercial area. The subject site consists of a single storey dwelling with hipped roof profile. Flat roof extensions are present on both side of the dwelling and are subject to the subject application. The site has a front and rear garden with mature trees located to the rear of the rear garden. The areas to the north, east and west are mainly commercial in character with the area to the south predominantly residential in character.

### **Proposal:**

The proposed development consists of Retention Permission for the following:

- Retention of 2 single storey extensions at either side of house.

And Permission for the following:

- Proposed single storey extension at rear.

### **Zoning:**

The subject site is subject to zoning objective 'VC' - 'To protect, improve and provide for the future development of Village Centres', under the South Dublin County Council Development Plan 2022-2028.

### **Consultations:**

Surface Water Drainage Section - No report received at time of writing.  
Irish Water - No report received at time of writing.  
Parks Section - No objections subject to **conditions**.  
Roads - No objections subject to **conditions**.

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*SEA Sensitivity Screening* - Overlap indicated with the following relevant environmental layers:

- Record of Monuments and Places Zone of Notification – owing to the subject site's proximity to Clondalkin Village (Duchas No. 017-041).
- Areas Of Archaeological Potential 2016.

### **Submissions/Observations /Representations:**

Submission expiry date – 21/2/2022

No submissions or observations were received.

### **Relevant Planning History:**

#### ***Subject Site:***

None identified on APAS.

#### ***Adjacent sites:***

SD18A/0164 - The Laurel's Service Station and the side garden of St. Anne's (dwelling), Monastery Road, Clondalkin, Dublin 22.

Provision of 5 car parking spaces and turning area on the lands currently occupied by the side garden of St. Anne's. The proposed development also involves part demolition of the existing boundary wall between the filling station/dwelling and part demolition of the front boundary wall of the side garden of the dwelling; erection of new blockwork pier to the remaining front boundary wall; new 2m high boundary wall to form new garden boundary wall for St. Anne's; relocation of the existing totem sign further east, extension of the existing low level wall to the front of the filling station further east and all associated site works including landscaping and line marking (including in only/out only arrangement).

**Grant Permission.**

S00A/0882 - Statoil Service Station, Monastery Road, Clondalkin, D.22.

Extension to existing forecourt area and removal of existing boundary wall to west of existing forecourt and construction of new 2m high boundary wall and provision of fire escape route and replacement of existing underground interceptor and all ancillary works.

**Grant Permission.**

SD04A/0017 - VEC Building, Monastery Road, Clondalkin, Dublin 22

A Creche Building.

**Grant Permission.**

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SD05A/0554 - 64, Laurel Park, Clondalkin, Dublin 22

Demolish existing single storey extension to side, erect new extension to side and rear of existing creche/Montessori; two storey extension to front and three storey to rear comprising day care centre, W.C's and office; second storey store extension to rear to include fire escape balcony and stairs; also, attic conversion, extension to existing creche, Montessori for after school care, alterations to existing internal layout to creche, Montessori and all associated site works.

**Grant Permission.**

SD19B/0327 - 54 Laurel Park, Clondalkin, Dublin 22.

Demolition of the existing conservatory to rear of the property to be replaced by the construction of a single storey flat roof extension and all associated site works.

**Grant Permission.**

SD22B/0331 - 58, Laurel Park, Clondalkin, Dublin 22

Retention of single storey 11.5sq.m extension to rear; Retention of 25.5 sq.m attic conversion for use as store room.

**Grant Permission for Retention.**

### **Relevant Enforcement History:**

None identified for subject site on APAS.

### **Pre-Planning Consultation:**

None identified on APAS for subject site.

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

#### *6.8.2 Residential Extensions*

*Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.*

*H14 Objective 1: To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 13 Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

#### *Policy 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.*

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*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*

*12.3.10 Thermal Upgrading and Energy Efficiency in Historic and Traditional Buildings*

*Section 12.5.8 Residential Consolidation*

*Extensions*

*The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.*

### **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:

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

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### 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.

### 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'.

### Overbearing impact:

- Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.
- Use light coloured materials on elevations adjacent to neighbouring properties.

### **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).

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### **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 residential development comprising of the retention of 2 single storey extensions at either side of house and a proposed single storey extension at rear would be consistent in principle with zoning objective 'VC' – 'To protect, improve and provide for the future development of Village Centres', subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

### ***Residential and Visual Amenity***

#### ***Retention of extensions to side of dwelling:***

Two single storey side extensions have been constructed on each side of the original dwelling. The extensions have a flat roof profile with materials and fenestration that are consistent with the main dwelling. The extension located on the eastern side of the main dwelling is slightly set back from the building line and has a span of 3.7m and runs for the full side depth of the existing dwelling. The extension has a height of 3.2m and has no windows located on the side elevation gable wall which forms the boundary to the neighbouring building (Neilson's House). The extension provides for an additional bedroom and bathroom to the dwelling.

The extension located on the western side of the main dwelling is also slightly set back from the front building line and consists of a flat roof which is set below the hipped roof of the dwelling house. The extension spans 3.2m in width for almost the full depth of the side elevation 6.9m. The extension provides for a garage with 2m wide doors on the front elevation. A side window located on the garage extension does not lead to any overlooking due to the recent construction of a 2m high boundary wall as permitted under SD18A/0164. A 1.2m wide side access passage to the rear amenity area still remains separating the dwelling from the boundary wall.

Given the size, scale and design of the side extensions, it is not considered that there are any significant impacts in terms of loss of light, overshadowing or overbearing on neighbouring dwellings.

On the basis of the above, retention of the side extensions is considered acceptable.

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### *Single storey extension at rear:*

A single storey extension to the rear of the existing dwelling is proposed as part of the subject application. The extension would project 3.4m from the rear building line of the dwelling for a span of 4.978m. The extension would be located to one side of the rear elevation and would be separated by c2.1m from the boundary wall with the neighbouring property. The extension would have a flat roof profile which would have a slight pitch to a height of 3.3m where it would join the hipped roof of the existing dwelling at approximately the fourth tile course. The roof would be zinc sheeted and include 3 rooflights. The rooflights would not impact on the visual amenity of the surrounding dwellings and are deemed acceptable. A double French type door and window are proposed on the rear facing elevation of the extension along with a side access door on the eastern elevation of the extension. The rear extension would provide for additional living space to the main dwelling and include a kitchen dining area.

Given the scale and design of the rear extension and its siting to the rear of the property and the fact the extension would not be prominent from the nearby public road or area as stated as appropriate in Section 4 of the House Extension Design Guide, it is considered visually acceptable and will not have an overbearing or negative impact on the surrounding dwellings. The proposed extension would result in sufficient rear garden amenity space which is above the minimum threshold (60sqm for three bedroom house) as stated in Table 3.20: Minimum Standards for Housing of the South Dublin County Development Plan 2022-2028. The rear extension would be located 13.2m from the rear boundary. This element of the proposal is therefore considered acceptable.

Overall, the retention of the two side extensions and the proposed rear extension would not be seriously injurious to the residential amenity of the area and would be visually acceptable.

### ***Services and Drainage***

No report was received from Water Services, Irish Water or the Environmental Section at the time of writing, however, it is deemed appropriate that standard conditions for sustainable water measures and the inclusion of SuDs measures including water butts can be obtained by means of **condition**.

### ***Roads***

The roads department of the council have reviewed the application and have stated no objection subject to conditions. The conditions that are suggested are as follows:

- 1. Any gates shall open inwards and not out over the public domain.*
- 2. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

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It is noted that the development has no impact on the parking or access of the site as there is sufficient car parking space to cater for the development, therefore, the proposed development is deemed acceptable.

Condition 2 as listed by the Roads Department is not an enforceable condition, notwithstanding this, the other **conditions** as indicated by the Roads Section shall be attached in the event of a grant of permission.

### ***Green Infrastructure***

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. It is noted that the site is located proximate to a Primary GI Corridor; No.5 Camac River Corridor 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).

It is noted that the Public Realm department of the council have indicated that a condition be added in the event of a grant in permission stating the following:

*'The applicant is requested to submit a Green Infrastructure Plan which shall be submitted as part of the suite of Landscape Plans that are required for a development. The Green infrastructure Plans should include the following information:*

- *Site location plan showing the development site in the context of the wider GI as shown on the Council's GI Plan for the County.*
- *Indicate how the development proposals link to and enhance the wider GI Network of the County.*
- *Proposed GI protection, enhancement, and restoration proposals as part of the landscape plan, where appropriate, for the site.*
- *Proposals for identification and control of invasive species where appropriate, for the site*

*REASON: In order to ensure the protection and enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the design process in accordance with relevant policies of the CDP 2022-2028.'*

Given the size, scale and nature of the proposed development, it is deemed appropriate in this instance that the development will not result in a significant loss of any grassland or permeable surfaces. The boundary planting and trees are not noted or listed for the inclusion in any works or removal, therefore, the existing Green Infrastructure will mainly remain intact. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site and a full GI assessment and plan for the proposed development is not required.



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### ***Screening for Appropriate Assessment (AA)***

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 the retention of two single storey extensions at either side of house and a proposed single storey extension at rear.

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.

### ***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***

Proposed works for retention	39sqm*
Proposed works	<u>15sqm</u>
Total Assessable	<b>39sqm</b>

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<b>Planning Reference Number</b>	<b>SD23B/0014</b>
<b>Summary of permission granted &amp; relevant notes:</b>	Retention of 2 single storey extensions at either side of house. Proposed single storey extension at rear. Works for Retention -39sqm. Works 15sqm
<b>Are any exemptions applicable?</b>	Yes*
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	119.10
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€119.10
<b>Area of Development (m2)</b>	54
<b>Amount of Floor area, if any, exempt (m2)</b>	15
<b>Total area to which development contribution applies (m2)</b>	39
<b>Total development contribution due</b>	<b>€4,644.90</b>

\* The 40 sqm exemption for residential extensions does not apply to applications for retention.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Retention of 2 single storey extensions at either side of house. Proposed single storey extension at rear.	54sqm
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0516

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### **Conclusion**

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed side extensions for retention and proposed rear extension, 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 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 & Grant Retention for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

### **FIRST SCHEDULE**

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

### **SECOND SCHEDULE**

#### **Conditions and Reasons**

1. Development to be in accordance with submitted plans and details.

The development shall be retained and completed fully in accordance with plans, particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.

REASON: To ensure that the development is in accordance with the permission and that effective control is 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

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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. Access and Parking:

1. Any gates shall open inwards and not out over the public domain.

REASON: In the interest of Pedestrian and Public Safety.

### 4. Sustainable Drainage Systems:

The applicant shall ensure Sustainable Drainage Systems (SuDS) features are included on the proposed development. Sample SuDS devices include 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.

REASON: In the interests of adequate water and wastewater infrastructure.

### 5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4, 644.90 (Four thousand, six hundred and forty four euro and ninety cent), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended). The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

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

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be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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**REG. REF. SD23B/0014**

**LOCATION: St Annes, Monastery Road, Clondalkin**



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**Barry Coughlan,  
Assistant Planner**

**ORDER:** A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission & Grant Retention 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:** 14/03/2023



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**Deirdre Kirwan,  
Senior Executive Planner**