

# Comhairle Chontae Atha Cliath Theas

**PR/1041/23**

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

**Reg. Reference:** SD22B/0440      **Application Date:** 04-Oct-2022  
**Submission Type:** Additional Information      **Registration Date:** 09-Aug-2023

**Correspondence Name and Address:** Daniel Leong 186, Whitehall Road, Terenure, Dublin 12

**Proposed Development:** Single storey extension with flat roof and 2 storey extension to rear of existing house. Roof alterations to existing rear extension; removal of pitched roof and replacement with flat roof to match the proposed single storey block linking the 2 storey to existing house. Extension includes 3 bedrooms, 1 ensuite, WC and bathroom, open plan kitchen / living area. Demolition of shed in rear garden.

**Location:** 186, Whitehall Road, Terenure, Dublin 12

**Applicant Name:** Daniel Leong

**Application Type:** Permission

(COS)

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

Site Area: stated as 0.0584ha on the application form.  
Site Visit: 26<sup>th</sup> of October 2022.

### **Site Description**

The subject site is located on Whitehall Road in Terenure. The site comprises of a detached, single storey dwelling. The dwelling is at the western end of a semi-circle of similar houses that form the Whitehall Road Cottages Architectural Conservation Area.

### **Proposal**

Permission is being sought for the following works:

- Single storey extension with flat roof and 2 storey extension to rear of existing house.
- Roof alterations to existing rear extension;
- Removal of pitched roof and replacement with flat roof to match the proposed single storey block linking the 2 storey to existing house.
- Extension includes 3 bedrooms, 1 ensuite, WC and bathroom, open plan kitchen / living area.
- Demolition of shed in rear garden.

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### Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

### Consultations

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Roads Department	No objections.
Public Realm	No comments/conditions to add.
Architectural Conservation Officer	Additional information requested.

SEA Sensitivity Screening – the site overlaps with the following layers:

- The site is located within the Whitehall Road Cottages Architectural Conservation Area.
- Aviation related layers Bird Hazards, Outer Horizontal Surface for Dublin and Casement.
- Within Flood Zones A and B
- River Poddle is a Record of Monument and Place

### Submissions/Observations /Representations

None received.

### Relevant Planning History

#### *Subject site*

None.

#### *Rear of site*

SD09A/0293

Detached 3 bedroom dormer style dwelling in the rear garden. **Permission refused due to impact on residential and visual amenity by reason of its scale, bulk and design.**

SD08A/0403

Construction of 2 three bedroom dormer style houses on site at Lismay Lodge, rear of 186 Whitehall Road, Terenure, Dublin 12. **Permission refused due to the substandard quality of the laneway, overdevelopment of a restricted site, inadequate private amenity space and set an undesirable precedent.**

#### *Rear of site – Lismay Lodge*

S97B/0123

Extension to existing bungalow comprising living room and bedrooms. **Permission granted.**

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XA1087

Proposal for a bungalow. **Permission granted.**

### ***Adjoining and surrounding sites***

SD16B/0157 184, Whitehall Road, Dublin 12

Garage to new house in rear garden with shared access from Whitehall Road. **Permission granted.**

### **Relevant Enforcement History**

None identified in APAS.

### **Pre-Planning Consultation**

None identified in APAS relevant to subject application.

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

*Policy NCBH20: Architectural Conservation Areas*

*Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.*

*NCBH20 Objective 1:*

*To avoid the removal of distinctive features that positively contribute to the character of Architectural Conservation Areas including building features, shop fronts, boundary treatments (including walls), street furniture, landscaping and paving.*

*NCBH20 Objective 3:*

*To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.*

*NCBH20 Objective 8:*

*To ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.*

*Policy NCBH23: Architectural Conservation and Design*

*Encourage appropriate design of new-build elements and interventions in historic buildings and environments.*

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*NCBH23 Objective 1:*

*To ensure that designs to reimagine historic buildings are based on conservation principles such as minimal intervention, reversibility, and respectful alteration and repair, in order to conserve the historic fabric.*

*NCBH23 Objective 2:*

*To ensure that new buildings in historic settings and Architectural Conservation Areas are appropriately designed and create a harmonious relationship with their surroundings.*

*Policy GI1: Overarching*

*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.*

*Policy GI2: 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.*

*Policy GI3: Sustainable Water Management*

*Policy GI4: Sustainable Drainage Systems*

*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.*

*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.*

*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.*

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*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.*

*Policy IE2: Water Supply and Wastewater*

*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*12.3.1 Appropriate Assessment*

*12.3.2 Ecological Protection*

*12.3.3 Environmental Impact Assessment*

*12.3.8 Architectural Conservation Areas*

*12.4.1 Green Infrastructure Definition and Spatial Framework*

*12.4.2 Green Infrastructure and Development Management*

*12.5 Quality Design and Healthy Placemaking*

*12.5.2 Design Considerations and Statements*

*12.5.3 Density and Building Heights*

*12.6 Housing - Residential Development*

*12.6.7 Residential Standards*

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#### *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*

*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 rear 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.*

### **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).*

*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).*

*The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).*

*Circular PL 2/2014 Flooding Guidelines.*

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*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;
- Flooding;
- 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.

### ***Architectural Conservation***

The subject site is located within the Whitehall Road Cottages Architectural Conservation Area. This ACA is described in the 2022-2028 CDP as:

*This crescent-shaped arrangement of ten semi-detached bungalow cottages [House Numbers 168-186] is situated on the south-east side of Whitehall Road. They have linear front gardens and having limited survival of wrought-iron boundary railings. The roof-form of the cottages alternates between pitched and hipped, providing subtle variety to the slate-clad roofs of the group. There are brick chimneys, some of which have been rendered, squared granite-built walls with projecting gabled entrance porches. Window openings are uniformly-arranged, but with a number of discrete variations in form with generally tall, narrow opening complimented by wider flat or segmental cut-granite lintels and heavy granite sills. The main entrance doorways have semi-circular fanlights over the quarry-faced granite lintel and this use of local building stone creates a distinctive architectural style in the area.*

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SDCC's Architectural Conservation Officer has reviewed the proposed development and requests **additional information:**

### *Appraisal*

*This is an application for the construction of a single-storey extension with flat roof and 2 storey extension to rear of existing house. Roof alterations to existing rear extension; removal of pitched roof and replacement with flat roof to match the proposed single storey block linking the 2-storey to existing house. Extension includes 3 bedrooms, 1 ensuite, WC and bathroom, open plan kitchen / living area. The overall design allows the proposed 2-storey extension to be connected by way of a single-storey flat roof link.*

*The overall design of the single-storey extension and 2-storey extension to the rear of the existing Cottage is a simple contemporary design with a good balance of selected materials and finishes. However, the height of the 2-storey element will be visible from the front site of the existing cottage and group of structures within the Architectural Conservation Area. It is noted that an extension to the rear of the neighbouring property is visible but was constructed prior to the ACA designation. A two-storey extension can be considered if the roof is reduced in order for the roof level of the extension to remain in line with the ridge height of the existing cottage. It is considered that the 2-storey extension element should be reduced in height in order to minimise the overall visual impact. As part of any revision to address this concern the applicant is required to submit an Architectural Impact Statement with regard to the proposed development which is located within an ACA.*

### *Recommendation*

*It is considered that a revised design is required in order that the proposed 2-storey extension is reduced in height.*

*It is therefore considered that the following AI should be requested:*

*The overall design of the single-storey extension and 2-storey extension to the rear of the existing Cottage is a simple contemporary design with a good balance of selected materials and finishes. However, the height of the 2-storey element will be visible from the front site of the existing cottage and group of structures within the Architectural Conservation Area. A two-storey extension can be considered if the roof is reduced, or roof designed revised in order for the roof level of the extension to remain in line with the ridge height of the existing cottage. It is considered that the 2-storey extension element should be reduced in height in order to negate the overall visual impact. As part of any revision to address this concern the applicant is required to submit an Architectural Impact Statement with regard to the proposed development which is located within an ACA.*



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*The applicant should also confirm if any works are proposed to the existing cottage in particular exterior works. Details should be provided with regard to any such works and information provided as part of the architectural impact statement.*

This report is noted and should be requested by way of **additional information**.

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

The proposed development would provide for a single and two storey extension to the rear of the existing house. The existing rear extension would be removed. The new proposed extension would extend to the rear of the dwelling by approx. 3.6m, then change orientation with the shape of the site and extend a further approx. 19.8m to 22.2m.

The two storey element of the extension would extend approx. 15.6m by 6.7m overall. This element would have a pitched roof. The single storey part of the extension, which connects the two storey element and the existing dwelling, would have a flat roof. The two storey element of the extension would sit higher in overall ridge height than the existing house. It would be approx. 6.1m in overall height and the existing dwelling is approx. 5.25m in overall height.

The proposed extension would be setback approx. 0.3m to 2.0m from the side south western boundary. The south-western side boundary is shared with what is indicated on the Site Location Map and Proposed Site Layout Plan as a wayleave for a shared access with Lismay Lodge, the dwelling located to the rear of the subject site. This boundary is also shared with Local Centre zoned lands along Whitehall Road.

The proposed extension would be setback generally approx. 0.98m from the side north-eastern boundary. No first floor windows are proposed on this side. The extension would be similar in form to the extension at adjoining site No. 184 Whitehall Road, for which the planning history is unknown. The two storey element of the proposed extension would extend a further approx. 3.0m from the end of the two storey extension on this adjoining site.

The SDCC House Extension Design Guide states, in relation to rear extensions, not to create a higher ridge level than the roof of the main house and that the extension should not be visible from public view to the front of the bungalow. Whilst it is acknowledged that the two storey element is setback from the streetscape, the SDCC Architectural Conservation Officer has raised concerns in relation to the height, given the architectural significance of the site (being within an ACA). The Planning Authority also notes that having regard to the scale, height and form of the proposed extension, it would appear overbearing to adjoining residential properties, in particular No. 184. The applicant should be requested to submit a revised proposal addressing these concerns. **This should be addressed by way of additional information.**

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Proposed materials would include brick, nap render finish and, on the roof, trutone slates or similar to match existing. The dormer window would be metal clad. These would match or complement the existing dwelling and are visually acceptable. The Architectural Conservation Officer have also found these acceptable.

The proposed bedrooms would meet the minimum floorspace requirements of the CDP and 2007 Quality Housing Guidelines. Sufficient rear amenity space would remain. The applicant states that a new boundary wall erected to 1.8m in height is proposed. Details of this boundary treatment should be submitted for assessment. **This should be addressed by way of additional information.**

### ***Green Infrastructure***

The River Poddle is located approx. 80m to the south-east of the site. Along this river is a Secondary Green Infrastructure Link as identified in Figure 4.4: Green Infrastructure Strategy Map in the CDP. The site is also in proximity to the riparian corridor along this river. Having regard to the location of the development, the applicant should be requested to provide further information in relation to surface water drainage and Sustainable Drainage Systems (SuDS). **Additional information should be requested.**

### ***Access and Parking***

No changes to access or parking proposed. The Roads Department have advised that they have no objections.

### ***Infrastructure and Environmental Services***

No reports were received from Water Services and Irish Water. Notwithstanding this, for applications of this type, Water Services would note that the applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should be requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. **Additional information should be requested.**

### ***Flooding***

The subject site is located within Flood Zones A and B as identified on Map 14 Strategic Flood Risk of the CDP. The CDP states that proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail. Insufficient information is currently submitted to satisfy the Planning Authority that the proposed development would not be liable to flooding or give rise to flooding in other locations. **This should be addressed by way of additional information.**

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### ***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 the construction of a rear extension.

Having regard to:

- the scale and domestic nature of the development,
- the location of the development, 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.

### **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 **Additional Information** is required to ensure 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**

Request Additional Information.

### **Additional Information**

Additional Information was requested on the 28<sup>th</sup> of November 2022.

Request for an extension of time to respond granted for a time extension up to and including the 6<sup>th</sup> of September 2023.

Additional Information was received on the 9<sup>th</sup> of August 2023 (not deemed significant).

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### **Additional Information Consultations**

Architectural Conservation Officer	No objection subject to conditions.
Water Services	No objection subject to conditions.
Uisce Éireann (Irish Water)	No objection subject to conditions.
Roads Department	No objections.
Public Realm	No comments or observations to make.

### **Assessment**

#### ***Item 1 Requested***

*(a) The overall design of the single-storey extension and 2-storey extension to the rear of the existing Cottage is a simple contemporary design with a good balance of selected materials and finishes. However, the height of the 2-storey element will be visible from the front site of the existing cottage and group of structures within the Architectural Conservation Area (ACA). A two-storey extension can be considered if the roof is reduced, or roof designed revised in order for the roof level of the extension to remain in line with the ridge height of the existing cottage. It is considered that the 2-storey extension element should be reduced in height in order to negate the overall visual impact. Regard should also be had to reducing the overbearing impact on surrounding residential properties, in particular No. 184 Whitehall Road. A full set of revised drawings should be submitted, including sectional drawings of the proposal. As part of any revision to address this concern the applicant is requested to submit an Architectural Impact Statement with regard to the proposed development which is located within an ACA.*

*(b) The applicant should also confirm if any works are proposed to the existing cottage in particular exterior works. Details should be provided with regard to any such works and information provided as part of the architectural impact statement.*

*(c) The applicant is also requested to submit details of the proposed boundary treatments, including elevational drawings and proposed materials.*

#### **Applicant's Response:**

(a) The roof has been amended to reduce the height and in line with the neighbouring property at 184 Whitehall Road. Difference in height of the existing cottage and proposed extension is now 0.65m.

The proposed extension has been moved closer to the north-west boundary with 188A. Increased setback from boundary with 184.

Architectural Impact report submitted.

(b) Changes to existing cottage minimal with the only significant alteration being increasing the width of the ope from the original cottage to the 1970s extension and the alteration of said extensions roof.

(c) Details of boundary treatments submitted.

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Assessment:

SDCC's Architectural Conservation Officer has reviewed the information submitted and states the following in their report:

*Revisions and amendments have been made to the proposed development in order to address the concerns detailed in the request for additional information. An Architectural Impact assessment/statement has been provided as part of the AI. Details of revisions are provided as part of the impact assessment stating that "the reduction in height means it won't be visible on approach from a north easterly direction. Approaching via the north-east i.e., Wellington roundabout the extension is obscured by the block of shops with ridge height over 8m. The side gate at the 186 Whitehall Rd is over 1.8m in height and ensures further screening of the rear extension along with the trees planted at the front and side boundary wall of the property. The overall extension has been moved further from the boundary with 184 and closer to the commercial unit at 188A in line with the Councils recommendation". As part of the AI response to Item 1 it has now been confirmed that the proposed extension will not affect the original cottage layout or alter any external features. The only internal work will be on the single room extension which is a 1970s addition to the rear with a larger opening proposed (change from the existing single door entry to full width) and change of roof structure to facilitate the addition of the extension block to the rear. It is proposed to remove the roof slates from the rear extension and reuse them to replace any slats on the main cottage. All the original slates were removed and replaced at the time of the existing rear extension. It is considered that the proposed design for the rear extension being contemporary provides a contrast to the existing cottage in terms of architectural styles and therefore adds architectural interest which does not detract from the character of the ACA.*

*It is considered that the revisions/amendments proposed to the rear extension and details provided in the Architectural Impact Assessment/statement that the AI request are sufficient in addressing the concerns under Item 1.*

*It is considered that the proposed development is acceptable based on the AI submission and revised changes. It is therefore recommended that the following conditions should be attached to any grant of permission;*

- *The proposed development shall be carried out in accordance with the details and particulars in response to the Additional Information Request and the revisions for the proposed extension.*
- *A Schedule of Materials and Finishes should be provided for the proposed new extension to the rear of 186 Whitechurch Road located within an Architectural Conservation Area prior to the commencement of development. Details should be provided for approval and agreement by submitting the necessary images and samples of the final materials and finishes for all elements.*

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- *Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing structures will be protected during demolition works and site clearance/excavation and construction. This should include all Protected Structures including the North Gate Lodge and architectural features within the curtilage. Details shall include how original architectural features and fixtures will be protected during works. Details should also be included as to how the site will be accessed during the works and location of site set up etc.*

The report from the ACO is noted and should be **conditioned** as such in the event of a grant of permission. While the proposed development is considered acceptable in terms of architectural conservation, the Planning Authority would still have concerns in relation to the impact of the development on adjoining residential properties, in particular No. 184.

The two storey element (approx. 5.9m in height) would extend approx. 3m past the building line of the two storey extension of No. 184 and be setback approx. 1m from the shared boundary. The first floor level of the proposed extension should be reduced at least 3m from the rear to address this. It is noted that this would reduce the void space above the ground floor level kitchen and would not impact floorspace. This can be addressed by way of **condition**.

The submitted elevational drawings show that obscured glass would be installed to the windows on the eastern side elevation. Obscured glass to habitable rooms such as bedrooms is not acceptable due to impact on the quality of internal accommodation. The obscure glass to bedrooms 3 and 4 should be omitted by way of **condition**. The first floor bedroom 4 window on the eastern elevation has been introduced as part of the revisions. Given the location of this window it is not considered that it would lead to unacceptable levels of overlooking on the neighbouring residential property.

The proposed boundary treatment to the western side and rear of the site would be approx. 1.8m high timber panel walls. The boundary treatment materials and finishes should be agreed with the ACO by way of **condition** in the event of a grant of permission.

Having regard to the above, it is considered that this item has been satisfactorily addressed subject to conditions.

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### ***Item 2 Requested***

*The subject site is located within Flood Zones A and B as identified on Map 14 Strategic Flood Risk of the South Dublin County Development Plan 2022-2028. The County Development Plan states that proposals for minor development to existing buildings, such as the proposed extension, in areas of flood risk should include a flood risk assessment of appropriate detail. Insufficient information is currently submitted to satisfy the Planning Authority that the proposed development would not be liable to flooding or give rise to flooding in other locations. The applicant is requested to submit additional information in relation to this including a flood risk assessment.*

Applicant's Response:

Flood Risk Assessment report and engineer report submitted.

Assessment:

Water Services have reviewed the information submitted and have no objection subject to standard conditions. It is therefore considered that this item has been satisfactorily addressed.

### ***Item 3 Requested***

*The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*

Applicant's Response:

Permeable paving proposed.

Assessment:

Water Services have reviewed the information submitted and have no objection subject to conditions including that surface water should be attenuated above ground, by means of Sustainable Urban Drainage Systems (SuDs).

In their report Water Services state, the following:

*'1.1 Surface water should be attenuated above ground, by means of Sustainable Urban Drainage Systems (SuDs). Above ground SuDs is the preferred option over soakaways. Consider using SuDs features instead of the proposed Soakaway.'*

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*Examples of SuDS include but not limited to the following:*

- *Bioretention Rain Gardens,*
- *Planter boxes with overflow connection to the public surface water sewer,*
- *Filter drains*
- *Swales and Rills*
- *Permeable pavement and water butts.*
- *Green roofs*
- *Grasscrete*

*A combination of SUDs features should be used to provide an overall solution (not just rain water butts).*

*1.2 Householder guide available here at;  
sdcc-householders-guide-to-sustainable-drainage-suds-.pdf*

*1.3 Provide drawing showing SuDS features in plan and cross sections before any works on proposed development take place. Overflow pipes should be detailed on drawings, from SuDS features to the surface water drainage network (including from soakaways under permeable paving).*

*1.4 It would appear that there is insufficient space for a soakaway, as proposed in the rear garden.*

*1.5 If a soakaway is to be used instead of SUDs feature, provide a drawing showing cross sections of the soakaway, and soakaway length, width and depth. Provide a report detailing calculations for the soakaway sizing, as per BRE Digest 365 (not just results). Any proposed soakaway shall be located fully within the curtilage of the property and shall be:*

- i) At least 5m from any building, public sewer, road boundary or structure.*
- ii) Generally, not within 3m of the boundary of the adjoining property.*
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.*
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.*

*1.6 If a soakaway is to be used to completely deal with surface water, provide a report detailing calculations as per BRE digest 365 for the sizing of the soakaway and agree with Water Services before works begin. Storm duration in excess of 60min need to be considered. The depth of soakaway will be limited by the winter water level table.*

*1.7 While permeable paving is welcomed over alternative hardstanding impermeable materials, it was not South Dublin County Councils aim to remove grass/landscaped areas and replace them with permeable paving. If the developer would prefer not to have this entire area paved, other SUDs features could be employed such as rain water planters, rain gardens, water butts etc. This could work in conjunction with a reduced permeable paving area with reduced soakaway size under permeable paving.*



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*1.8 Contact water services prior to submitting further information'.*

It is therefore considered that this item has been satisfactorily addressed subject to **conditions**.

### **Development Contributions**

Existing kitchen extension 12.6sq.m (as measured from the submitted drawings)

27.4sq.m of the 40sq.m exemption remains.

Proposed extension 147sq.m

<b>Planning Reference Number</b>	SD23B/0440
<b>Summary of permission granted:</b>	Residential extension
<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>	119.1
<b>Area of Development (m2)</b>	147.00
<b>Amount of Floor area, if any, exempt (m2)</b>	27.4
<b>Total area to which development contribution applies (m2)</b>	119.6
<b>Vehicle display areas/ Open storage spaces</b>	
<b>Rate applicable</b>	€11.91
<b>Contribution</b>	€0.00
<b>Total development contribution due</b>	€14,244.36

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### **SEA monitoring**

Building Use Type Proposed: Residential extensions

Floor Area: 147sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0584 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 to be in accordance with submitted plans and details.

The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on the 9th of August 2023, 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. Architectural Conservation.

Prior to the commencement of development the applicant/developer shall submit the following for the written agreement of the Planning Authority, following consultation with South Dublin County Council's Architectural Conservation Officer where necessary:

(a) A Schedule of Materials and Finishes for the proposed new extension to the rear of No. 186 Whitechurch Road. Details should be provided for approval and agreement by submitting the necessary images and samples of the final materials and finishes for all elements including the extension and boundary treatments.

(b) A Safety Statement detailing how the existing structures will be protected during demolition works and site clearance/excavation and construction. This shall include all architectural features within the curtilage. Details shall include how original architectural features and fixtures will be protected during works. Details shall also be included as to how the site will be accessed during the works and location of site set up etc.

REASON: To ensure an appropriate standard of development/conservation and that the integrity of the retained structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

3. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) The first floor level of the extension reduced by at least 3 metres from the rear.

(b) The glass on on the eastern side windows of Bedrooms 3 and 4 made not obscure.

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

4. (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.

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

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

(v) All works to comply with Technical Guidance Document H – Drainage and Waste Water Disposal.

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 construction activity commencing on site.

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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.

5. Sustainable Urban Drainage Systems (SuDs).

Prior to the commencement of development the applicant/developer shall submit the following for the written agreement of the Planning Authority:

- (a) A drawing showing cross sections of the soakaway, and soakaway length, width and depth.
- (b) A report detailing calculations for the soakaway sizing, as per BRE Digest 365 (not just results). Any proposed soakaway shall be located fully within the curtilage of the property and shall be:
  - i) At least 5m from any building, public sewer, road boundary or structure.
  - ii) Generally, not within 3m of the boundary of the adjoining property.
  - iii) Not in such a position that the ground below foundations is likely to be adversely affected.
  - iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.
- (c) A report detailing calculations as per BRE digest 365 for the sizing of the soakaway and agreement with Water Services before works begin. Storm duration in excess of 60min need to be considered. The depth of soakaway will be limited by the winter water level table.
- (d) If a soakaway that compiles with the above requirements is unable to be located onsite the applicant/developer shall submit details of SuDs features instead of the proposed soakaway. A combination of SUDs features shall be used to provide an overall solution (not just rain water butts).
- (e) A drawing showing SuDs features in plan and cross sections. Overflow pipes should be detailed on drawings, from SuDs features to the surface water drainage network (including from soakaways under permeable paving).

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

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6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €14, 244.36 (Fourteen thousand, two hundred forty-four euros and thirty-six 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 be obtained from Irish Water at Tel. 01 6021000 or by emailing [customerservice@water.ie](mailto:customerservice@water.ie).

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

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

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**REG. REF. SD22B/0440**

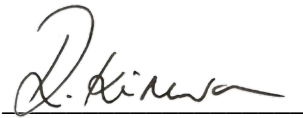
**LOCATION: 186, Whitehall Road, Terenure, Dublin 12**



**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:** 05/09/2023



**Deirdre Kirwan,**  
**Senior Executive Planner**

**To whom the appropriate powers have been delegated by the order number DELG 10223 of the Chief Executive of South Dublin County Council\***