

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Reg. Ref.: D18A/0946

Date Received: 04-Oct-2018

Add. Info

Req'd:

Name &

Address:

Liam Brennan, Extend Architectural Services Ltd, 14, Castle Street, Dalkey, Co Dublin

Development:

Permission for the demolition of the single storey garage and two storey return to the side of the existing two storey sei-detached dwelling. Demolition of the shed to the rear. The construction of a new two storey extension to the front, side and rear with first floor Juliet balcony to the rear. A new single storey extension to the rear with roof light. New entrance canopy to the front and new render finish to all façades. Conversion and enlargement of the attic space with dormer window to the rear with roof lights to the front, side and rear. Alteration to the first floor rear window opening. Enlargement of the vehicular entrance gate, with new pillar off Roebuck Road. Landscaping and associated site works.

Location:

100 Roebuck Road, Clonskeagh, Dublin D14 E0F2

Applicant:

James O'Reilly

App. Type:

Permission

Level of Decision:

Approved Officer

Report

(Peter Nelson)

Signed:



Case Planner

D18A/0946

Development: Permission for the demolition of the single storey garage and two storey return to the side of the existing two storey sei-detached dwelling. Demolition of the shed to the rear. The construction of a new two storey extension to the front, side and rear with first floor Juliet balcony to the rear. A new single storey extension to the rear with roof light. New entrance canopy to the front and new render finish to all façades. Conversion and enlargement of the attic space with dormer window to the rear with roof lights to the front, side and rear. Alteration to the first floor rear window opening. Enlargement of the vehicular entrance gate, with new pillar off Roebuck Road. Landscaping and associated site works.

Location: 100 Roebuck Road, Clonskeagh, Dublin D14 E0F2

ZONING OF SITE: Objective 'A' 'To protect and/or improve residential amenity'

CONTRIBUTION

S.48 Surface Water €14.62

S.48 Roads €335.09

S.48 Community & Parks €217.44

S.48 Special Contributions

S.49 Luas Line B1

S.49 Glenamuck/Kiltarnan Scheme

SECURITY

BOND/CIF:

Dated: 16.11.18

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RECENT PLANNING HISTORY

None on Site

No.98

D15A/0400 Permission for demolition of single storey extension to the rear, chimney to the rear and two storey extension to the side of the existing two storey semi-detached dwelling. Construction of a new part single storey extension with roof lights to the rear and side and part two storey extension to the rear, side and front. New fenestration and opes to front, rear and side elevations, including new front door and flat roof canopy. Renovation of the existing dwelling including attic conversion with addition of roof lights to front, rear and side of new and existing roof and new flat roof dormer window to the rear. Existing vehicular driveway entrance to the west of the site accessed from Harlech Grove Road blocked up and replaced with narrow pedestrian entrance with new vehicular entrance located to the north of the site accessed from Roebuck Road. Landscaping, boundary treatments and ancillary site works.

No.102

D09A/0573 Permission granted to demolish existing garage to side and utility extension to rear. Construct two storey extension to side and first floor extension to rear on the existing rear single storey extension. Also construct further single storey extension to rear. New chimney to side. New and altered window openings to sides and rear. New front door position with widened opening and porch roof. Convert attic with rooflights to sides and rear. Internal alterations. Widen vehicular car access with gates.

SITE NOTICE:

In place on the 1/11/2018

SUBMISSIONS/ OBSERVATIONS:

There have been no submission or observations received on file to date.

INTERDEPARTMENTAL REPORTS

Surface Water Drainage: Report received on the 23rd October 2018. No objection subject to the attachment of 3no.conditions.

Transportation: Report received on the 24th October 2018. No objection subject to the attachment of 3no. conditions.

SITE DESCRIPTION:

The application site is located along the southern side of Roebuck Road. The dwelling on site is a 2 storey semi-detached dwelling with a flat roofed attached garage. It is proposed to demolish this garage as part of this planning application.

The application site fronts onto Roebuck Road to the north. Harlech Grove runs along the western side boundary of the site. The rear/southern boundary forms part of the side garden of a bungalow dwelling known as Wyvern. No. 98 Roebuck Road is attached to the western side of the dwelling on site. No.98 has been extended to the rear and side.

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The stated site size is 0.0473 ha and the stated dwelling size is 114.5sqm.

PLANNING ASSESSMENT:

Planning permission is sought for the following:

- Demolition of the single storey garage and two storey return to the side of the existing two storey semi-detached dwelling.
- Demolition of the shed to the rear.
- The construction of a new two storey extension to the front, side and rear with first floor Juliet balcony to the rear.
- A new single storey extension to the rear with roof light.
- New entrance canopy to the front and new render finish to all façades.
- Conversion and enlargement of the attic space with dormer window to the rear with roof lights to the front, side and rear.
- Alteration to the first floor rear window opening.
- Enlargement of the vehicular entrance gate, with new pillar off Roebuck Road.

Section 8.2.3.4 of the 2016-2022 Dun Laoghaire Rathdown County Development Plan refers to Additional Accommodation in built up areas and is relevant to the development proposed under this current planning application.

Section 8.2.4.9 of the 2016-2022 Dun Laoghaire Rathdown County Development Plan refers to Vehicular Entrances and Hardstand Areas and is relevant to the development proposed under this current planning application.

The proposed demolition of the single storey garage and two storey return to the side of the existing two storey semi-detached dwelling and the demolition of the shed to the rear are acceptable.

Permission is sought for a two storey to the front side and rear of the existing building. Although smaller the design the side extension is similar to that built on the attached dwelling.

On ground floor the side extension contains a kitchen, pantry and study and on first floor it contains two bedrooms and an ensuite. The two storey extension extends 3.355m from the first floor rear building line of the adjoining property. It is not considered that the first floor side extension will appear overbearing when viewed from the adjoining property: No.102 Roebuck Road. It is also considered that, given the orientation of the existing dwelling there will not be overshadowing of the adjoining properties for this two storey extension.

The proposed rear ground floor extension accommodates a living and dining room. The extension has a width of 6.205m and a depth from the existing rear building line of 7.025m. The length of the remaining rear garden if the extension is to be built is approximately 20m. There will be adequate private open space remaining.

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The height of the extension from Finished Floor level is 3m. It is not considered that the rear ground floor extension will be overbearing when viewed from No.98.

The design of the front and side extension plus the additional alterations to the front elevation is in keeping with the recently renovated and extended adjoining house.

The application also includes a dormer window to the rear serving a converted attic. The proposed dormer window is set back from the eaves, gables and party boundaries and is an appropriate scale for a house of this size. The dormer window is therefore acceptable.

The application is also for the widening of the existing front entrance to a width of 3.5m. The Transportation Section have no objection to this proposal.

Appropriate Assessment (AA)

The proposed development has been screened for AA (report on file) and it has been determined that the proposed development will not significantly impact on a Natura 2000 site.

Conclusion

It is considered that the proposed extensions and dormer window will not be seriously injurious to the residential amenity of the adjoining property or the surrounding area. The design of the proposed extensions and alterations to the front elevation will not be injurious to the visual amenity of the area. I therefore recommend that permission be granted.

Contributions

Floor Area: 53.2sqm

RECOMMENDATION

Pursuant to the Planning and Development Act 2000, as amended, it is hereby recommended, for the reason set out in the First Schedule hereto, to GRANT PERMISSION for the said development in accordance with the plans and particulars, subject to the conditions set out in the Second Schedule.

FIRST SCHEDULE

Having regard to the residential zoning of the site as set out in the 2016-2022 Dún Laoghaire – Rathdown County Development Plan, it is considered that the development is consistent with the provisions of the 2016-2022 Dún Laoghaire – Rathdown County Development Plan and is considered to be in accordance with the proper planning and sustainable development of the area.

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SECOND SCHEDULE

I recommend that a decision to GRANT PERMISSION be made under the Planning & Development Act 2000, as amended, subject to the following (14) condition(s):-

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The entire premises shall be used as a single dwelling unit and shall not be subdivided in any manner or used as two or more separate habitable units.

REASON: To prevent unauthorised development.

3. The glazing within the stairwell window of the extension shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

REASON: In the interests of residential amenities.

4. All external finishes shall harmonise in material, colour and texture with the existing dwelling on site.

REASON: In the interest of visual amenity

5. The Applicants shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property(s) as a result of the site construction works and repair any damage to the public road arising from carrying out the works.

REASON: In the interest of traffic and pedestrian safety.

6. The Applicant shall ensure that the footpath in front of the proposed widened vehicular entrance shall be dished and strengthened at the Applicant's own expense including any moving / adjustment of any water cocks /chamber covers and all to the satisfaction of the appropriate utility company and Planning Authority. With regards to the dishing and strengthening of the footpath the Applicants shall contact the Road Maintenance & Roads Control Sections to ascertain the required specifications for such works and any required permits.

REASON: In the interest of traffic and pedestrian safety.

7. The Applicants shall ensure that the proposed new driveway/parking area shall be constructed with sustainable drainage systems (SuDS) and to the satisfaction of the Planning Authority. The Applicants shall ensure that drainage from the proposed new driveway/parking area will not enter onto the public Road.

REASON: In the interest of traffic and pedestrian safety.

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8. The applicant shall check that the surface water discharge from the existing property is fully separated from the foul water and if that is not the case the applicant shall make the necessary changes before the extension is constructed.

REASON: In the interest of sustainable development.

9. The surface water generated by the extension (roof and pavements) shall not be discharged to the sewer but shall be infiltrated locally, to a soakpit or similar. The soakpit shall not have an overflow. The soakpit shall be designed to BRE Digest 365, shall be at a min. 5m from the house and shall have no impact on neighbouring properties. If the applicant does not consider a soakpit a feasible solution, the applicant shall prove that by submitting a report signed by a Chartered Engineer, showing an infiltration test (with results, photos, etc), and shall propose an alternative SuDS measure.

REASON: In the interest of sustainable development.

10. All proposed parking surfaces / hardstanding areas shall not be discharged to the sewer but shall be infiltrated locally, via permeable asphalt or with a specialised system of permeable pavement stones.

REASON: In the interest of sustainable development.

11. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €14.62 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of Surface Water Public Infrastructure and Facilities benefiting development in the area of the Authority, as provided for in the Development Contribution Scheme made by Dún Laoghaire-Rathdown County Council on the 14th December, 2015. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index (See Article 12 of the Scheme) commencing from 1st January, 2018. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 1 to the Table at Article 9 of the Scheme. Outstanding balances may be subject to interest charges.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Surface Water 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 on above Condition:

Please note that with effect from 1st January, 2014 Irish Water are now the statutory body responsible for both water and waste water services. Accordingly, the contribution payable has been reduced by the amount of the contribution associated

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with these services. Further details/clarification can be obtained from Irish Water at Tel. 1 850 278 278

12. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €335.09 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of the Roads Public Infrastructure and Facilities benefiting development in the area of the Authority, as provided for in the Development Contribution Scheme made by Dún Laoghaire-Rathdown County Council on the 14th December, 2015. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index (See Article 12 of the Scheme) commencing from 1st January, 2018. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 1 to the Table at Article 9 of the Scheme. Outstanding balances may be subject to interest charges.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Roads 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.

13. The Developer shall, prior to commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €217.44 to the Planning Authority as a contribution towards expenditure that was/or is proposed to be incurred by the Planning Authority in respect of the provision of the Community & Parks Public Infrastructure, Facilities and Amenities benefiting development in the area of the Authority, as provided for in the Development Contribution Scheme made by Dún Laoghaire-Rathdown County Council on the 14th December, 2015. These rates of contribution shall be updated effective from 1 January each year during the life of the Scheme in accordance with the SCSi Tender Price Index (See Article 12 of the Scheme) commencing from 1st January, 2018. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 1 to the Table at Article 9 of the Scheme. Outstanding balances may be subject to interest charges.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the provision of the Community & Parks Public Infrastructure, Facilities and Amenities 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.

14. This development shall not be carried out without prior agreement, in writing, between the Applicant and the Planning Authority relating to the payment of development contributions.

REASON: Investment by Dún Laoghaire-Rathdown County Council in Local Authority

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works has facilitated and will facilitate the proposed development. It is considered appropriate and reasonable that the developer should contribute to the cost of same.

NOTE: The applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required. If this written agreement is not obtained the proposed development shall be modified only insofar as is required to do this.

NOTE: Any attic floorspace which does not comply with Building Regulations in relation to habitable standards shall not be used for human habitation.

NOTE: The attention of the applicant is drawn to Department of Environment, Heritage and Local Governments' 2004 document "Loft Conversion: Protect your family" in ensuring that all development in relation to the attic conversion is undertaken within the necessary requirements.



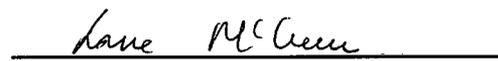
Senior Executive Planner

Endorsed: 

Senior Executive Officer

ORDER: A decision, pursuant to Section 34(8) of the Planning & Development Act, 2000, as amended, for Register Reference D18A/0946, to **GRANT PERMISSION** for the above proposal, subject to the (14) condition(s) as set out above is hereby made.

REG. REF.: D18A/0946

Signed: 

Approved Officer

Dated: 23/11/18

Thereunto empowered by order of Príomhfheidhmeannach, Comhairle Contae Dhún Laoghaire-Ráth An Dúin, Order No. 2174, dated 18/10/18, delegating to me all her powers, functions and duties in relation to the County Council of Dún Laoghaire-Rathdown in respect of this matter.