

# Comhairle Chontae Atha Cliath Theas

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

### PR/0788/21

**Reg. Reference:** SD21B/0221      **Application Date:** 20-Apr-2021  
**Submission Type:** New Application      **Registration Date:** 20-Apr-2021  
**Correspondence Name and Address:** Brendan Johnston, H2b Architects 20, Moyview,  
Kildalkey, Navan, Co. Meath  
**Proposed Development:** Attic conversion, raising of gable end to change roof  
profile with dormer projecting window to rear for  
playroom use/storage and all associated site works.  
**Location:** 12, Dunmore Lawn, Kingswood, Tallaght, Dublin 24  
**Applicant Name:** John Swift  
**Application Type:** Permission

(EB)

### Description of Site and Surroundings:

Site Area: 0.0216

### Site Description:

The site is located within the Dunmore residential estate and contains a mid row, two-storey, semi-detached dwelling with a hipped roof profile. The streetscape of Dunmore Lawn is characterised by semi-detached houses of similar form and appearance with the exception of gable fronted infill dwelling on corner sites.

The subject site includes an existing single storey rear extension.

### Proposal:

Attic conversion, raising of gable end to change roof profile with dormer projecting window to rear for playroom use/ storage and all associated site works.

### Zoning:

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

### Consultations:

Surface Water Drainage – No objections, standard conditions apply.

### Submissions/Observations /Representations

None recorded for subject site.

# Comhairle Chontae Atha Cliath Theas

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

### **Relevant Planning History**

#### *Site*

SD17B/0103 – Permission **refused** for ground floor internal alterations; ground floor rear extension to existing dwelling and ground floor rear extension for family flat with pitched roof over and 1 'Velux' roof light over.

#### *Adjacent sites*

SD21B/0207- 14, Dunmore Lawn, Dublin 24

SDCC **Granted Permission** for the Front porch & toilet single storey extension; extend existing ridge tiles & hipped tiled roof to form a new Dutch type roof structure; two storey extension to the rear with a ground floor extension with a tiled roof over & a reduced floor area to the first floor extension with a flat roof; extend existing gable structure up to new soffit level; new door/window & three new obscure double glazed windows in gable; new attic conversion with new dormer roof structure in existing rear tiled roof; internal alterations; new external finishes to match existing & associate site works

Notification of grant 04/06/2021

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

### **Relevant Policy in South Dublin County Council Development Plan 2016 - 2022**

#### *Section 2.4.1 Residential Extensions*

#### *Policy H18 Residential Extensions*

- It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

#### *Policy H18 Objective 2:*

- 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 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

#### *Section 11.2.7 Building Height*

#### *Section 11.3.1 Residential*

# Comhairle Chontae Atha Cliath Theas

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

*Section 11.3.1 (iv) Dwelling Standards*

*Section 11.3.1 (v) Privacy*

*Section 11.3.3 Additional Accommodation*

*Section 11.3.3 (I) Extensions*

***The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.***

*Attic conversions and dormer windows:*

- Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
- In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.
- Relate dormer windows to the windows and doors below in alignment, proportion, and character.

*Overlooking and loss of privacy:*

- Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage.

### ***Zoning and Council Policy***

The extension to the dwelling is consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

### ***Residential & Visual Amenity***

The proposed rear dormer window is positioned below the ridgeline of the existing dwelling and appropriately above the eaves of the existing dwelling. The scale/design and window used in the proposed flat-roofed dormer window is considered to be consistent with the recommendations of the Council's House Extension Design Guide in relation to design of dormer extensions.

# Comhairle Chontae Atha Cliath Theas

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

It is considered that the provision of a full gable at this location is not in accordance with the pattern of development in the area and is contrary to the Extension Guide. The applicant shall be requested by additional information to consider and provide a 'Dutch' hip design.

### **Services & Drainage**

Regarding surface water drainage and flood risk, the Water Services Report has no objection, subject to standard **conditions** for the proposed development.

### ***Screening for Appropriate Assessment***

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### ***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 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.

### ***Planning History***

It is noted that a single storey extension extends c13m to the rear of the house and is c 2.8m wide. The extension has a pitched roof and is c3.7m high. There is no grant of planning permission available for this extension and a larger rear proposal was refused under SD17B/0103. The rear extension may be exempted development, however, this should be subject of a separate assessment. The rear extension is not considered a material consideration in the context of the dormer extension.

### ***Development Contributions***

#### **Development Contributions Assessment Overall Quantum**

Attic Conversion /Dormer window: 30sq.m (non-habitable)  
Assessable Area: NIL

#### **SEA Monitoring Information**

Building Use Type Proposed: Residential- Extension  
Floor Area: 30sq.m  
Land Type: Brownfield/Urban Consolidation.  
Site Area: 0.0216

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, the pattern of development in the area, it is considered that further information is required to amend the proposal to include a 'Dutch' hip.

# **Comhairle Chontae Atha Cliath Theas**

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

### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The applicant is advised that the Planning Authority has concerns in relation to the conversion of the roof profile from a hipped to a full gable at this location and consider that the proposal is not in accordance with the pattern of development in the area and is contrary to the SDCC House Extension Guide. The applicant is requested to provide a revised proposal with a 'Dutch' hip design.

**Comhairle Chontae Atha Cliath Theas**

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

**REG. REF. SD21B/0221**

**LOCATION: 12, Dunmore Lawn, Kingswood, Tallaght, Dublin 24**

*jjohnston*  
\_\_\_\_\_  
**Jim Johnston,**  
**Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** 14/6/21

  
\_\_\_\_\_  
**Eoin Burke, A/Senior Planner**