

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1195/21

Reg. Reference: SD21B/0393 **Application Date:** 12-Jul-2021

Submission Type: New Application **Registration Date:** 12-Jul-2021

Correspondence Name and Address: SHD Engineers Nutgrove Enterprise Park,
Rathfarnham, Dublin 14

Proposed Development: Dormer attic extension including raise existing ridge height; rear flat roof dormer and 4 roof windows for additional bedrooms and bathrooms; alterations to front elevations and all associated site works.

Location: 10, Idrone Park, Dublin 16

Applicant Name: Victoria & Ciaran Clifford

Application Type: Permission

(DF)

Description of Site and Surroundings:

Site Area:

Stated as 0.0387ha

Site Visit: 10 August 2021

Site Description:

The subject site is a bungalow unit with a rear garden located within an established residential area. The surrounding streetscape is characterised by semi-detached bungalows, and two storey semi-detached houses opposite.

Proposal:

Dormer attic extension including raise existing ridge height; rear flat roof dormer and 4 roof windows for additional bedrooms and bathrooms; alterations to front elevations and all associated site works.

SEA Sensitivity:

No overlap identified with relevant environmental layers

Zoning:

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

Consultations:

Water Services-No objection subject to standard conditions

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Submissions/Observations /Representations

Final date for submissions 16/08/21. No objections received

Relevant Planning History

Subject site

None for subject site.

Adjacent sites

SD04B/0400. Dormer extension to rear including raising of roof ridge to front and sides to provide bedroom and en-suite bathroom and 4 'Velux' roof lights to ex. kitchen and roof glazing to stairs.
Grant Permission

S00B/0561. Ground floor and dormer extension at rear and increased ridge level
Refuse Permission

Relevant Enforcement History

None recorded for the subject site

Pre-Planning Consultation

None recorded for the 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.

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

For 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.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

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For front extensions:

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

For attic conversions and dormer windows:

- *Use materials to match the existing wall of roof materials of the main house;*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;*
- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character;*
- *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.*

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 (2008).

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, and Residential and Visual Amenity.

Zoning and Council policy

The site is located in an area with zoning objective 'RES', '*To protect and / or improve Residential Amenity*'. The proposed development is permitted in principle within the 'RES' zoning objective subject to its design being in accordance with the relevant provisions in the Development Plan (not including design which is addressed within the 'residential and visual amenity' section of the report).

Residential and Visual Amenity

Roof and Dormer

- The existing ridge line creates a uniform streetscape along the street. The proposal intends to extend the roof ridge from 4.935m to 5.31m to enable the additional of an upper floor. This has occurred on a neighbouring property on the street and is deemed acceptable in this instance.
- The inclusion of the 4 sky windows and alternations to adjust the height of the front window cills are acceptable.
- The removal of elements of the rear roof to be replaced with a dormer roof projection which is 0.4m from the western property boundary (previously flush), and 2.27m from the eastern boundary (also previously flush) are acceptable. The remainder of the eastern aspect of the roof is pitched and matches the front pitched portion. The rear dormer projection is 5.31m.
- It is Council policy that proposed dormer ridges are set appropriately below the ridge line of the existing house, and as far back as possible from the eaves line, generally by three course tiles so as to create a balanced appearance. As per the drawings submitted the proposed dormer projection is not appropriately positioned and set in excess of 100mm below the ridge line of the existing dwelling. It is not appropriately positioned 0.5m from the adjacent dwelling at No.12. The applicant is requested to submit a revised design by way of additional information to address this policy of the CDP.
- No side elevation windows are proposed on the dormer. This is noted and acceptable.
- The proposed dormer render is acceptable and shall complement the existing dwelling.
- The rear amenity area is c122m² which exceeds the CDP requirements.
- The proposed internal room areas satisfy the requirements of the 2007 Quality Homes for Sustainable Communities.
- The ground floor also includes a number of internal amendments to existing room layouts. This is acceptable.

Having regard to the above, the planning authority has assessed the proposed development and considers that the proposed works will not have an adverse impact on the residential amenity of the adjacent properties subject to appropriate additional information being submitted. The proposed development will therefore likely conform with the South Dublin House Extension Design Guide and the current County Development Plan.

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Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

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.

Other considerations

Development Contributions

The proposed development comprises a dormer attic extension including raise existing ridge height; rear flat roof dormer and 4 roof windows for additional bedrooms and bathrooms; alterations to front elevations and all associated site works.

No previous extension.

New extension 51sq.m.

Assessable area: 11sq.m..

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – additional floor space	51sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0387ha

Conclusion

Subject to appropriate additional information being submitted the Planning Authority is satisfied that the proposed development will likely comply with the guidance set out in the South Dublin County Development Plan and House Extension Guidelines, subject to conditions.

Recommendation

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

1. It is Council policy that proposed dormer ridges are set appropriately below the ridge line of the existing house, and as far back as possible from the eaves line, generally by three course tiles so as to create a balanced appearance. As per the drawings submitted the

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proposed dormer projection is not appropriately positioned and set in excess of 100mm below the ridge line of the existing dwelling, or an appropriate distance from the neighbouring property of No.12. The applicant is requested to submit a revised design by way of additional information to address this policy of the CDP, and ensure the dormer is positioned a minimum of 100mm below the ridge line of the existing dwelling, and a minimum of 0.5m (preferably more) from the adjacent properties.

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REG. REF. SD21B/0393

LOCATION: 10, Idrone Park, Dublin 16

B Henn

**Barry Henn,
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: 7th September 2021

Tracy McGibbon

**Tracy McGibbon,
A/Senior Executive Planner**