

# Comhairle Chontae Atha Cliath Theas

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

### PR/1247/21

**Reg. Reference:** SD21B/0420      **Application Date:** 28-Jul-2021

**Submission Type:** New Application      **Registration Date:** 28-Jul-2021

**Correspondence Name and Address:** Carol Forbes, 4bes Design 38, Larkfield Avenue,  
Lucan, Co. Dublin

**Proposed Development:** Conversion of existing attic space comprising of  
modification of existing roof structure; raise existing  
gable c/w window; new access stairs and flat roof  
dormer to the rear.

**Location:** 3, Oakdale Park, Dublin 24

**Applicant Name:** Sean & Elaine Culligan

**Application Type:** Permission

(CS)

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

Site Area: Stated as 0.02388 Hectares.

#### Site Description:

The subject site is located in the Oakdale Park estate in Dublin 24. The subject dwelling is a two-storey, semi-detached house with a hipped roof profile facing on to public open space. The street is characterised by other similar residential dwellings.

#### **Proposal:**

The proposed development consists of the following:

- Alterations to existing hip roof to side to create pitched gable roof to allow conversion of attic into non-habitable(storage) with rear dormer extension and with rear window.
- Raising of existing side wall to create full pitched gable wall.

#### **Zoning:**

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

#### **Consultations:**

*Surface Water Drainage:* No objection subject to **conditions**.

*Irish Water:* Not Applicable in this instance.

#### ***SEA Sensitivity Screening***

No overlap with relevant environmental layers.

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### Submissions/Observations /Representations:

None traced.

### Recent Relevant Planning History:

None traced to subject site.

#### *Adjacent sites*

**SD21B/0370:** 1, Oakdale Park, Ballycullen, Dublin 24.

Conversion of existing attic space comprising of modification of existing roof structure; raise existing gable c/w window; new access stairs and flat roof dormer to the rear.

Decision: **REQUEST ADDITIONAL INFORMATION.**

### Relevant Enforcement History:

None traced.

### Pre-Planning Consultation:

No pre-planning consultation recorded.

## 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 – Residential Extensions.*

**H18 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 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

#### *Section 11.3.1 Residential*

##### *Section 11.3.1 (iv) Dwelling Standards*

##### *Section 11.3.1 (v) Privacy*

##### *Section 11.3.3(i) Additional Accommodation - Extensions.*

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

The House Extension Design Guide, *Section 4:*

- *Outside space*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties*
- *Rear extension*

##### *Section 11.4.2 Car Parking Standards*

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*Table 11.24 Maximum Parking Rates (Residential Development)*

*Section 11.4.4 Car Parking Design and Layout*

*Section 11.7.2 Energy Performance in New Buildings*

*Section 11.8.2 Appropriate Assessment*

### ***South Dublin County Council House Extension Design Guide (2010)***

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible.*

#### *For attic conversions and dormer windows:*

- *Use materials to match the existing wall or roof materials of the main house;*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape;*
- *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).***

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy;
- Residential and visual amenity;
- Services & Drainage;

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- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR).

### *Zoning and Council Policy*

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'. The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the 2016-2022 South Dublin County Council Development Plan and the House Extension Design Guide.

### *Residential & Visual Amenity*

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up existing hip roof to side to create a pitched gable roof to allow conversion of attic into non-habitable (storage) space with rear dormer extension and with rear window.

The rear dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be centrally placed. However, it is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **additional information**.

### *Services & Drainage*

Surface Water Drainage has recommended no objections subject to **conditions**. Irish Water has stated that the proposal is not applicable in this instance. An extract taken from the Surface Water Drainage report states the following:

*Surface Water Report: No objection subject to:*

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

*Flood Risk Report: No objection:*

*Water Report: Not Applicable*

*Foul Drainage Report: Not Applicable*

It is considered appropriate that the above **conditions** be attached in the event of a grant of permission.

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

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to

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have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

### *Screening for Environmental Impact Assessment (EIAR)*

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*

- Development subject of this application for alterations to roof profile and non-habitable attic conversion with rear dormer is 32sq.m as stated.
- No previous extensions.
- Assessable area is nil.

SEA Monitoring Information	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – alterations to roof profile and non-habitable attic conversion	32sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.02388

### Conclusion

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. It is considered that the proposed design changes to the roof would be out of character with both the existing dwelling and those within the environs and would not comply with the design guidelines for extensions as set out in the 'House Extension Design Guide' and in the current South Dublin County Council Development Plan 2016-2022. The applicant should therefore be requested to revise the proposed scheme through a request for additional information.

### Recommendation

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

1. It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. It is considered that the proposed gable end roof would be out of character with both the existing dwelling and those within the environs and would not comply with the design guidelines for extensions as set out in

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the 'House Extension Design Guide' and in the current South Dublin County Council Development Plan 2016-2022. The applicant is therefore requested to revise the proposed scheme so that it is redesigned to incorporate an appropriate 'Dutch' half-hipped roof.

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**REG. REF. SD21B/0420**

**LOCATION: 3, Oakdale Park, Dublin 24**


*jjohnston*

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**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:**

21/9/21



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**Eoin Burke, Senior Planner**