

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1253/21

Reg. Reference: SD21B/0431 **Application Date:** 30-Jul-2021
Submission Type: New Application **Registration Date:** 30-Jul-2021

Correspondence Name and Address: Richard & Nikki Potts 35, Tynan Hall Avenue, Dublin 24

Proposed Development: Conversion of existing attic space comprising of modification of existing hipped roof structure to form a gable end design; construction of flat roof dormer to the rear with dormer windows and new internal access stairs.

Location: 35, Tynan Hall Avenue, Dublin 24

Applicant Name: Richard & Nikki Potts

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0197 Hectares on the application.

Site Description

The subject site is located on Tynan Hall Avenue within an existing housing estate to the east of Ballymount Park. The consists of a two storey, semi-detached dormer dwelling. The streetscape consists of housing of a similar form and character.

Proposal

Permission is being sought for the conversion of existing attic space comprising of modification of existing hipped roof structure to form a gable end design; construction of flat roof dormer to the rear with dormer windows and new internal access stairs.

Zoning

The subject site is subject to zoning objective 'OS': *'To preserve and provide for open space and recreational amenities'*.

Consultations

Water Services – no objections subject to conditions.
Irish Water – not applicable.

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SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

None.

Relevant Planning History

Subject site

None traced to subject site.

Adjacent and surrounding sites

SD09B/0046 32 Tynan Hall Avenue

Conversion of existing attic to bedroom including raising of existing hip to form new gable and 3 no. 'Velux' roof lights to rear. **Permission refused as it was considered that the proposed change to the roof profile would disturb the symmetry of the pair of semi-detached homes in a street where the architectural character has remained largely intact. It was also considered that it would adversely impact the visual amenity of the streetscape and would be out of character with the pattern of development in the area. The proposed development would set an undesirable precedent for other similar developments.**

SD09B/0260 32 & ABP Ref. PL 06S.234768 Tynan Hall Avenue

Conversion of existing attic to storage & recreation room including raising of existing hip to form new gable and 3no. 'Velux' roof lights to rear. **Permission was refused by SDCC for similar reasons to previous application Reg. Ref. SD09B/0046. The decision was appealed to An Bord Pleanala, and permission was subsequently granted. The Board in deciding not to accept the Inspector's recommendation to refuse permission, considered that, given the built forms of development in the area, the creation of a gabled roof would not be unduly discordant or visually obtrusive and considered that the proposed development would, therefore, be acceptable in the circumstances and would not create an undesirable precedent.**

Having regard to the above, it is considered that this is an undesirable precedent in the context of the predominant roof form in the area.

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

Section 2.4.1 Residential Extensions

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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 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 3.13.0 Open Space Management & Use

Policy C 12 Open Space

Section 8.3.0 Public Open Space Hierarchy and Landscape Setting

Policy G 4 Public Open Space and Landscape Setting

Section 11.3.1 Residential

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

Section 11.3.4 Rural Housing

Section 11.4.2 Car Parking Standards

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 11.8.1 Environmental Impact Assessment

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, including for altering the roof profile and attic conversions and dormer windows:

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.*

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Side extensions:

-Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.

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 three tile courses).

-Relate dormer windows to the windows and doors 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.

-Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.

-Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.

-Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof.

-Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.

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).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;

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- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The site is located within zoning objective 'OS': *'To preserve and provide for open space and recreational amenities'*. Residential development is Open for Consideration in accordance with Council policy for residential development in open space. It is noted that the use of the site for residential purposes and presence of a dwelling is existing. The proposal is for an attic conversion, alteration in roof profile and dormer extension is therefore acceptable in principle.

Visual and Residential Amenity

Change in roof profile

The proposed development would involve extending the existing hipped roof to a gable end roof. Under the House Extension Design Guide *"Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street"*. The streetscape and wider housing estate largely consist of semi-detached dwellings with hipped roofs. It is acknowledged that No. 32 Tynan Hall Avenue was granted an extension from hipped roof to gable end roof by An Bord Pleanála. A full gable end roof at the subject site is not, however, considered in compliance with the Design Guide in this instance and notwithstanding the Bord decision to grant permission, appears out of character with the predominant roof form in the area.

The subject site is located within a row of houses and a gable end roof would be out of character with the hipped roof of these houses. It would also not be in keeping with the dominant character of the surrounding area and would not accord visually in this location. 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.** As a result of any changes to the proposed roof profile the applicant should ensure that the proposed rear dormer extension is appropriately located on the roof.

The materials to be used for the roof would match existing. This is considered to be in compliance with the Design Guide.

Attic conversion/dormer window

The proposed development would also provide for the construction of a flat-roofed dormer extension on the rear slope of the roof. The House Extension Design Guide recommends that dormers are set at least 100mm from the ridge of the roof and at least 3 tile courses from the eaves. The dormer extension would be setback from the roof ridge and at least 3 tile courses from the

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eaves. It would also be setback from the sides although it is noted it has different setbacks from either side so appears unbalanced.

The applicant has not indicated what the materials would be used for the extension. In the interests of visual amenity it should be conditioned in the event of a grant of permission that all external finishes shall harmonise in colour or texture that is complementary to the house or its context. The proposed extension would be setback approx. 12.4m from the rear boundary. It is therefore not considered that the dormer window would create unacceptable levels of overlooking to neighbouring properties or gardens.

The proposed attic conversion would have a floor to ceiling height of approx. 1.9m to 2.1m. A note should be attached in the event of a grant of permission stating that in order to use the attic for habitable space it must comply with the Building Regulations.

Services and Drainage

Water Services has reviewed the proposed development and has no objections subject to standard conditions.

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. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 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 remainder of the development, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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Recommendation

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


1. It is considered that the proposed full gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore the applicant is requested to redesign the roof profile which may incorporate a 'Dutch' half-hipped roof. Please ensure that the 'Dutch' hip is not token. As a result of any changes to the proposed roof profile the applicant should ensure that the proposed rear dormer extension is appropriately located on the roof and that the edge of the proposed dormer does not go beyond the intersection of the main roof ridge and the ridge of the 'dutch hip'.

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REG. REF. SD21B/0431

LOCATION: 35, Tynan Hall Avenue, Dublin 24



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



Eoin Burke, Senior Planner