

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1287/21

Reg. Reference: SD21B/0435 **Application Date:** 05-Aug-2021
Submission Type: New Application **Registration Date:** 05-Aug-2021
Correspondence Name and Address: Ross Somers 26a, Maywood Lawn, Raheny, Dublin 5
Proposed Development: Construction of two storey rear extension and attic conversion with rear and side dormers along with associated alterations to the profile of the existing roof.
Location: 38, Templeroan Park, Dublin 16
Applicant Name: Ruth Byrne & Des Condon
Application Type: Permission

(CD)

Description of Site and Surroundings:

Site Area

0.027 Hectares.

Site Description

The subject site of this Planning Application is located within an established residential estate towards the eastern end of Templeroan Park and is comprised of a 2 storey residential dwelling with a red brick façade, hipped roof profile and a projecting entrance porch.

The streetscape of Templeroan Park is characterised by detached dwellings of similar form and appearance to that of the subject site. There are 2 areas of public open space within close proximity of the subject site, with one located approximately 55m to the west and the second located approximately 100m to the southeast.

Site visited

1st September 2021.

Proposal:

Permission is being sought for the following:

- Ground Floor extension to the rear.
- First Floor extension to the rear.
- Attic conversion to a habitable space.
- Alterations to the existing hipped roof profile to provide rear and side dormers with flat roofs.
- Additional fenestration to the rear and side elevations in the form of dormer windows.

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Zoning:

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

Consultations:

Water and Drainage Operations – no objection subject to conditions.

Environment, Water and Climate Change – no objection subject to conditions.

SEA Sensitivity Screening

No overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

Submission expiry date – 8th September 2021.

No submissions or objections received.

Relevant Planning History

Subject Site

None recorded for subject site.

Adjacent and Surrounding Sites

S00B/0146 – No. 13 Templeroan Downs, Dublin 16

Two storey extension to the rear and side. **Permission Granted.**

S00B/0583 - No. 45 Templeroan Park, Dublin 16

Retention of attic conversion including dormer window to the side. **Permission Granted.**

S01B/0177 – No. 40 Templeroan Park, Dublin 16

Widening of entrance. **Permission Granted.**

SD04B/0207 – No. 57 Templeroan Park, Dublin 16

Retention of a 6.5 sq m store utility room to the side of dwelling. **Retention Permission Granted.**

SD10B/0230 – No. 57 Templeroan Park, Dublin 16

Retention of (1) Existing single storey conservatory extension to rear (gross floor area: 10.3sq.m); (2) existing boundary wall to side & part front (due north-east & south east) onto No. 65 Templeroan Park, varying in height from (1.084 to 2.301 metres). **Retention Permission Granted and Refused.**

SD17A/0064 – Ballyroan House, Ballyroan Heights, Dublin 16.

A residential scheme (total GFA c.8,704.4sq.m) on a site at Ballyroan House (a Protected Structure) to provide for 23 residential units (ranging in size from 83.9sq.m - 348.4sq.m) in the form of 21 houses and 2 apartments, all in an overall proposal of 1 - 3 storeys in height. The development shall comprise: (a) The demolition of an existing 2 storey stable block in use as a garage/former office

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accommodation (c.587.72sq.m) and the demolition of single storey print shop on site (c.150.12sq.m); (b) The vertical separation and restoration of Ballyroan House (c.710.2sq.m) in to 3 residential units (2 - 3 storeys in height) in the form of House Types A, A1 and A2, the demolition of extensions to the original Protected Structure including a two storey block work extension and a single storey extension to the rear and the removal of an old ruin (total demolition of extensions/old ruin c.170.8sq.m), the removal of internal walls and partitions, modifications to elevations including the removal of windows, the provision of new window and door openings, the construction of a modern glass and metal entrance to the fore of the protected structure and the construction of a modern glass and metal extension to the rear, and (c) the construction of 18 house units on site in the form of Types B, B1, B2, C, C1, C2, C3, D, F1 and F2 (varying in height from 1 - 3 storeys) and 2 apartment units in Block E/Type E units (2 storeys). There are options to provide for a number of variations to Unit Types B, B1, B2, C, C1 and C2 and permission is sought to implement a combination of these options within the scheme. These options will determine development mix with provision made for accommodation generally in the form of 1 - 4 bedroom units in a combination of detached, semi-detached, terraced and apartment units across the site. Type F units are single storey in nature with split level access and associated courtyards (Type F1 - entrance FFL 70.81, ground FFL 67.81; Type F2 - entrance FFL 71.26, ground FFL 68.26). The proposal shall also provide for 43 car parking spaces, vehicular and pedestrian access via existing access point from Ballyroan Heights; new pedestrian access to adjoining park; private open space areas in the form of side/rear gardens, courtyards and balcony/terrace spaces; public open space areas, new boundary treatments, public lighting and all associated site development, site services and landscape works. **Permission Granted.**

SD21A/0175 – Ballyroan House, Ballyroan Heights, Dublin 16

Revisions to development previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209 (referred to as Watson's Place) and shall consist of the replacement of 3 previously permitted house units (House Types A, A1 and A2) comprising 1 one bed house, 1 three bed house and 1 four bed house with a new proposal for 8 apartments comprising 2 one bed units and 6 two bed units, all located within 2-3 storey Ballyroan House (A Protected Structure); the replacement of 2 one previously permitted semi-detached house units (House Types D) comprising 2 four bed house units (2 storeys) with a new proposal for 3 two bed terraced house units (2 storeys); the new works to Ballyroan House (A Protected Structure) shall comprise of the refurbishment and subdivision of the existing building (approx. 761sq.m); demolition of extensions to the building including a two storey block work extension and a single storey extension to the rear (total demolition approx. 53sq.m); (c) the removal of an old ruin to the gable; extension to the rear of the building at ground and first floor level (approx. 36sq.m); removal of internal walls and partitions; modifications to elevations including the removal of windows and the provision of new window and door openings; and provision of new private open space terraces/balconies to the rear/side of the building; the revised proposal shall also provide for a total of 43 car parking spaces; public and communal open space areas; 18 secure bicycle parking spaces; new bin storage area (approx. 23sq.m); all other development within the site remains as previously permitted under Reg. Ref. SD17A/0064 and ABP Ref. PL06S.249209. **Request for Further Information**

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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 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 Additional Accommodation

Section 11.3.3 (i) Extensions

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 11.8.2 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 porches and front extensions:

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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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.*

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 roof lines.*

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 (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).

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Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Vehicular entrance and Driveway
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings. Whilst the principle of a domestic extension or alteration to a dwelling is accepted at the subject site, some concerns arise in relation to the design of the proposed development, which are outlined further in the 'Residential and Visual Amenity' section of this Report.

Residential and Visual Amenity

Ground Floor Extension to the Rear

The proposed development includes the provision of a small ground floor extension to the rear of the existing dwelling. In its existing form the rear elevation presents a stepped or staggered arrangement whereby the external wall of the kitchen extends approximately 1.2m beyond that of the dining room. It is noted that the extension to the dining room floor area, will result in the external wall of the dining room being brought flush with the external wall of the kitchen. A new sliding door will provide access to the rear garden.

Owing to the nature and scale of the proposed ground floor extension to the rear and that there is unlikely to be an adverse impact on the residential and visual amenity of the subject site or adjacent properties, it is considered to be acceptable and in accordance with the provisions of the South Dublin County Council House Extension Design Guide (2010).

First floor Extension to the Rear

The proposed development includes the provision of a small extension to the rear of the dwelling at first floor level. The proposed extension will bring the first floor level in line with the ground floor level below, resulting in a flush elevation to the rear of the dwelling. It is noted that there will be no change to the fenestration pattern at first floor level.

It is not considered that the proposed first floor extension would be materially harmful to residential and visual amenity of the subject site and the adjacent properties.

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Attic Conversion and the Provision of Two Side Dormers and a Rear Dormer

The proposed development includes the conversion of the attic level to a habitable space, whilst there is no objection in principle to the conversion of the attic space, concerns arise in relation to the design of the proposal, particularly with regard to the awkward relationship between the proposed dormers and the existing roof, the excessive mass, width and poor overall architectural design and the creation of a second floor in essence.

Significant concerns arise with the proposed dormers to the side and rear of the existing dwelling. In particular concerns arise regarding the visual dominance of the proposed dormers which does not adhere to the provisions of the South Dublin County Council House Extension Design Guide (2010).

In relation to attic conversions and dormer windows, the House Extension Guide notes that the proposal should:

- *'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'.*

The proposed dormer windows appear to visually dominate the existing roof profile to the rear of the dwelling. The proposed dormer extensions would be visible from the streetscape along Templeroan Park and as such would have an adverse impact on the character of the streetscape. Both the proposed rear and sider dormer windows do not appear to be located at least 3 tile courses from the eaves line. The proposed dormer window to the rear of the dwelling is significantly larger than the fenestration of the levels below and raises concerns regarding the potential for overlooking to adjacent properties. Whilst the proposed rear dormer does not increase the maximum overall height of the dwelling, it does appear to dominate the roof profile of the dwelling and obscure the existing ridge line and eaves.

The House Extension Guide provides further guidance in relation to attic conversions and dormer windows as follows:

- *'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.*

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- *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 roof lines.*

The proposal in its current form would appear overly dominant and visually awkward in the context of the subject site and would visually dominate the ridge and eaves line of the rear elevation of the dwelling. The proposed large rear dormer includes a window which would dominate the rear elevation of the dwelling and has the potential for overlooking to the rear gardens of adjacent properties. Both the proposed rear and side dormers would result in a significant amount of flat roof, which would considerably alter the profile of the existing hipped roof, in essence creating a second floor.

A significant re-design of the proposed attic conversion and dormer windows is required to ensure adherence to the content of the South Dublin County Council House Extension Design Guide (2010) and to ensure the proposal does not impact on the residential and visual amenity of the subject site and surrounding properties. Any future re-design of the proposed attic conversion and associated dormers should ensure that compliance with the Building Regulations is clearly demonstrated.

Services, Drainage and the Environment

Water Services and Drainage Maintenance have assessed the proposal and have no objections subject to the following conditions:

1. The Applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures for the proposed development.
2. All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
3. The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
4. All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed development would not be likely

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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.

Conclusion

Consideration has been given to the refusing permission or seeking additional information which would result in a re-design of the proposed development to address the key concerns. In this instance, the applicant should be afforded an opportunity to amend the proposed development in accordance with the Council's House Design Guidance.

Recommendation

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


1. The proposed development, including the side and rear dormer windows will significantly alter the existing roof profile of the dwelling and by reason of the awkward relationship between the proposed dormers and the existing roof, the excessive mass, width and poor overall architectural design would fail to integrate and respond to the subject site and the surrounding context and would result in a visually incongruous feature that would detract from the visual amenity and character of the area. The proposal is considered to be contrary to the South Dublin County Council Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010). The applicant is requested to submit revised proposals (to include revised floor plans, elevational drawings and cross-sections) which demonstrate compliance with the House Extension Design Guide.

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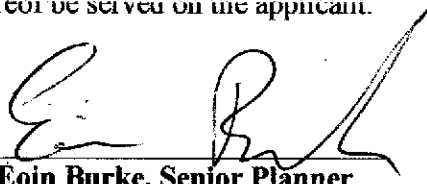
REG. REF. SD21B/0435

LOCATION: 38, Templeroan Park, Dublin 16


Tracy McGibbon,
A/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: 29/9/21


Eoin Burke, Senior Planner