

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1298/21

Reg. Reference: SD21B/0437 **Application Date:** 06-Aug-2021

Submission Type: New Application **Registration Date:** 06-Aug-2021

Correspondence Name and Address: Stephen Ellis, SE Home Improvements 9, The Dale, Kingswood Heights, Dublin 24

Proposed Development: Construction of a ground floor extension in the front courtyard; first floor pitched roof re-design consisting of 2 bedrooms and a ground floor extension to the rear of the house with all associated site works.

Location: 32, The Dale, Kingswood Heights, Dublin 24

Applicant Name: Neil Lalor

Application Type: Permission

(CD)

Description of Site and Surroundings:

Site Area

0.025 Hectares.

Site Description

The application site is located within the established Kingswood residential estate and contains a detached single storey dwelling with a stepped double gable roof profile. The surrounding streetscape of The Dale is generally characterised by detached single storey dwellings of similar appearance and form with a generally uniform building line. A linear strip of Public Open Space is located to the east of the subject site.

The subject site is comprised of a detached single storey 'A' frame dwelling. The front elevation is characterised by a stepped double gable elevation with an unsupported full bay window and a carriage archway with a covered in element behind, which forms a courtyard which contains the main entrance to the house.

Site visited

1st September 2021.

Proposal:

Permission is being sought for the following:

- Ground floor extension to the front and side, resulting in the closing in of the existing courtyard.
- Ground floor extension to the rear.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

- Raising of the roof level by approximately 1.3m, resulting in a steeper pitch to the roof.
- Conversion of the existing attic area within the pitched roof and an extension of the floor area to form a new habitable first floor area containing 2 bedrooms, a bathroom and storage. The proposed new floor area will result in the modification of the front gable from the existing stepped double gable arrangement to a single gable.
- New fenestration to the front, rear and side elevations and 4 new roof lights.
- Relocation of the main entrance door to a new side (eastern) elevation created by the ground floor extension.
- All associated site works above and below ground.

Zoning:

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

Consultations:

Water and Drainage Operations – Further Information requested.

Environment, Water and Climate Change – Further Information requested.

SEA Sensitivity Screening

No overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

Submission expiry date – 09/09/2021

No submissions or objections received.

Relevant Planning History

Subject Site

None recorded for subject site.

Adjacent and Surrounding Sites

SD11B/0241 – No. 27 The Dale, Kingswood Heights, Dublin 24

Retention of (1) bay window extension to the front; (2) entrance porch extension to the side of the existing dwelling. **Retention Permission Granted.**

SD14B/0036 – No. 18 Kingswood Drive, Tallaght, Dublin 24

Ground floor rear extension with flat roof over; ground floor front porch with pitched roof over; first floor side extension with pitched roof over and 1 Velux roof light in rear slope of roof and internal alterations to ground and first floor. **Permission Granted.**

SD14B/0146 – No. 14 Kingswood Drive, Tallaght, Dublin 24

Remove the tiled roof over the ground floor porch and side structure and construct a first floor extension over with a tiled roof to match existing; new canopy over entrance; single storey extension to the rear; internal alterations and associated site works. **Permission Granted.**

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

SD17B/0356 – No. 8 Kingswood Drive, Tallaght, Dublin 24

Single storey front extension to existing semi-detached house, internal alterations to existing ground floor layout for accessible use, construction of a single storey rear extension, modification to existing front boundary wall and garden for accessible use - by widening entrance to allow accessible vehicle and levelling the garden to create a level platform and all associated site works.

Permission Granted.

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 11.8.2 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.*

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Front extensions:

- Keep the extension simple and complementary to the style of the house by 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.
- Match or complement the materials used in the main house.
- Try to expose and complement rather than hide or cover original distinctive features of 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.
- Avoid extensions that are dominant or overlarge 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.

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.
- 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.

Relevant Government Guidelines

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).

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

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.

Residential and Visual Amenity

The proposed development is comprised of a ground floor extension to the front and side, into the existing courtyard, a ground floor extension to the rear, the conversion of the existing attic area within the pitched roof and an extension of the floor area to form a new habitable first floor area containing 2 bedrooms, a bathroom and storage. The proposed development also includes new fenestration to the front, rear and side elevations and 4 new roof lights and the relocation of the main entrance door to the new side (eastern) elevation created by the ground floor extension.

Ground Floor Extension to the Front

The ground floor extension to the front will result in the provision of a new entrance hallway connected to the newly proposed entrance door in the eastern elevation and an office. Whilst the principle of a ground floor extension to the front is accepted at the subject site, some concerns arise in relation to the associated amendments to the front elevation. These concerns are outlined further in this following section.

Amendments to the Front Elevation

It is noted that the proposed development will result in amendments to the front elevation of the existing building, namely the removal of the unsupported bay window and the removal of the entrance doorway and carriage archway with an enclosed courtyard beyond. The proposed development will result in the replacement of these distinctive features with 2 new windows at ground floor level and a window at first floor level.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

As outlined in the House Extension Design Guide proposed extension to existing dwellings should:

'Respect the Appearance and character of the house and local area.'

It is considered that the proposed amendments to the Front Elevation would not be in keeping with the existing character of the streetscape. Consideration should be given to whether the proposed ground floor extension could be re-designed to retain some or all of the distinctive features of the front elevation.

Ground Floor Extension to the Rear

The ground floor extension to the rear will result in the provision of a kitchen/living/dining area, with 4 rooflights and fenestration to the rear and side. It is notable that the rear extension will generally match the shape and slope of the roof of the existing dwelling and will not create a higher ridge level than that of the main building.

Based on the scale, design and layout of the proposed rear extension and the siting of the fenestration and 4 proposed rooflights, it is considered to be acceptable in terms of residential and visual amenity.

Attic Conversion

The conversion of the attic within the pitched roof and an extension of the floor area to form a new habitable first floor area will result in the ridge height raising by approximately 1.3m and the existing stepped double gable roof profile becoming a single gable roof profile.

Whilst the principle of an attic conversion is accepted at the subject site, some concerns arise in relation to the associated amendments to the roof profile. These concerns are outlined further in this following section.

Change in the Roof Profile

Having regard to the proposed modifications to the existing roof structures, it is noted that a visual imbalance would result from the proposed development.

The subject site is located on an established road where the character is defined by detached single storey dwellings with a stepped double gable roof profile. The proposed attic conversion and additional floor area would result in a single gable arrangement to the front elevation and the ridge height raising by approximately 1.3m.

The House Extension Design Guide states that:

'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.'

It is considered that the proposed change in the roof profile would not be in keeping with the character of the surrounding area and would not accord with the prevailing visual character of the

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

streetscape. Therefore, it is considered that the proposed attic conversion and additional floor area should be redesigned to ensure that the character of the streetscape is retained and the main ridge and eaves features are retained. Furthermore, it should be clearly demonstrated by the Applicant that any proposed attic conversion to habitable space will comply with the Building Regulations.

Vehicular entrance and Driveway

The proposed development does not include any reference to the existing vehicular entrance nor does it appear that any changes are proposed to the existing vehicular entrance. As such, it should be noted that this current application for permission does not authorise any material amendments to the current vehicular entrance.

The drawing pack provided by the Applicant does not include an Existing Site Plan which clearly demonstrates the distance from the existing front elevation to the southern boundary of the subject site. It is therefore difficult to assess whether the proposed development will impact on the driveway length of the subject site. However, it is noted that the Site Layout Plan (Proposed) appears to show a separation distance of approximately 7.51m between the front elevation of the building to the site boundary. As such, it is considered that recommended driveway length of 6m is achievable.

Services, Drainage and the Environment

Water Services and Drainage Maintenance have assessed the proposal and have requested that further information be obtained.

The Water Services Planning Report prepared by the Drainage Section, it does not appear that the Applicant has proposed any SuDS (Sustainable Drainage Systems). It is therefore requested that the Application submit a drawing with plan and cross sectional views clearly demonstrating the proposed SuDS features of 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 2000 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 Note

It is noted that there are inconsistencies and inaccuracies in the submitted drawings; most notably that the north point indicated on the *Site Layout Plan* (Dwg No. PP02) is incorrect and that the cross

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

sections provided only appear to show views of the building from the front and rear. No cross sections through the length of the building have been provided. A cross section of the elevations shown in *Side Elevation 03 (Proposed)* and *Side Elevation 04 (Proposed)* on Dwg No. PP06 would assist in the assessment of the Application. The Site Layout Plan (Dwg No. PP02) does not appear to include levels, this is important as it will inform the assessment of the application, particularly the proposed rear extension and whether any change in levels is proposed.

Conclusion

The proposed front and rear extensions at ground floor level of the existing residential dwelling are considered to be acceptable in principle. However, the Planning Authority has concerns regarding the removal of the existing unsupported full bay window and a carriage archway, as this is one of the defining characteristics of the streetscape.

In relation to the proposed extension to the attic area and associated re-design of the pitched roof (raising the ridge height by approximately 1.3m) it is considered that the proposed development would be significantly out of character for the receiving environment. It is noted that the proposed additional floor area would result in a single gable arrangement to the front elevation, in a cul-de-sac where the prevailing character is defined by detached single storey dwellings with a stepped double gable roof profile. The Planning Authority would consider an extension at attic level to the rear, provided it can be demonstrated that it would have no adverse impact on the amenity of surrounding properties in terms of overbearing, overshadowing and overlooking. Such an extension to the rear would allow the stepped double gable roof profile to be retained at the front elevation and would therefore preserve one of the defining characteristics of the area.

Recommendation

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

1. There are concerns in relation to the design of the proposed development and the potential impact on the visual character of the area. In the interests of preserving the defining characteristics of the streetscape, the applicant is requested to:
 - (i) Consider the re-design of the proposed ground floor extension to the front to retain some or all of the distinctive features of the front elevation, namely the unsupported full bay window and carriage archway.
 - (ii) Consider the re-design of the attic conversion and extended floor area to retain the stepped double gable roof profile. In re-designing the attic conversion and extended floor area, the Applicant could consider providing the extension to the rear of the dwelling, which may facilitate the retention of the distinctive double gable roof profile.
2. It is noted that there are inconsistencies and inaccuracies in the submitted drawings. In this regard the applicant is requested to submit the following:
 - (i) A revised Site Layout Plan (Dwg No. PP02) showing the correct orientation of the north point and levels.
 - (ii) Cross sections through the length of the building.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

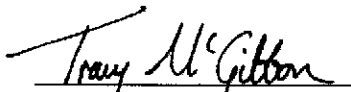
3. As noted in the Water Services Planning Report prepared by the Drainage Section, it does not appear that the applicant has proposed any SuDS (Sustainable Drainage Systems). It is therefore requested that the applicant submit a drawing with plan and cross sectional views clearly demonstrating the proposed SuDS features of the proposed development.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0437

LOCATION: 32, The Dale, Kingswood Heights, Dublin 24

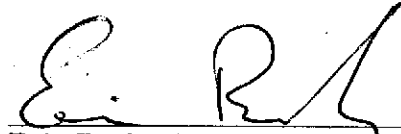


**Tracy McGibbon,
A/Senior Executive Planner**

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:

30/9/21



Eoin Burke, Senior Planner