

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1319/21

Reg. Reference: SD21B/0440 **Application Date:** 09-Aug-2021

Submission Type: New Application **Registration Date:** 09-Aug-2021

Correspondence Name and Address: Patrick Clarke, Ruby Architectural 10, The Square, Kilcock, Co. Kildare

Proposed Development: Convert existing side garage from storage space to living space; single storey extension to the rear of dwelling with skylights; change existing hipped roof to an apex roof with gable; new roof to have a skylight to the front elevation and a new dormer window to the rear elevation; convert existing attic space to living space; widen existing entrance to accommodate off-street parking; internal alterations and all associated site development works.

Location: 9, Hazelwood Crescent, Dublin 22

Applicant Name: Brian McMahan

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 13/09/2021

Site Area: as stated 0.0225 Hectares.

Site Description:

The site is located within the established residential estate of Hazelwood Crescent. The site contains a semi-detached, 2-storey dwelling, with a hipped roof and garage structure to the side. The estate mostly accommodates semi-detached dwellings with hipped and pitched roofs. The streetscape has a uniform building line.

Proposal:

- Convert existing side garage from storage space to living space and extend with a single storey extension to the rear of dwelling with skylights;
- Change existing hipped roof to an apex roof with gable; new roof to have a skylight to the front elevation.
- A new dormer window to the rear elevation; convert existing attic space to living space;

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- Widen existing entrance to accommodate off-street parking; internal alterations and all associated site development works.

Zoning:

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

Consultations:

Surface Water Drainage: No objections subject to conditions.

Irish Water : No objections subject to conditions.

Roads: No objections subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

None recorded for subject site.

Adjacent sites:

SD21B/0015 - 12, Hazelwood Crescent, Clondalkin, Dublin 22. **Grant Permission** for the construction of new attic dormer window to the rear of existing roof; conversion of existing attic to habitable space; change existing hipped roof to mini-hipped/gable style roof and all associated site works.

SD21B/0374 - 40, Hazelwood Crescent, Dublin 22. **Additional Information** for conversion of existing attic space to non-habitable storage/office area with new revised roof profile (from hipped to half hipped gable roof) to side/rear with new dormer window extension to rear roof with 2 'Velux' rooflights to front roof elevation; new window to side gable; internal modifications and associated site works.

Directive:

It is considered that the proposed 'Token' 'Dutch' hip 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 include for and incorporate an elongated '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. Revised elevational drawings, floor plans, cross sectional drawings and site layout plan shall be submitted.

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SD18B/0184 - 33, Hazelwood Crescent, Clondalkin, Dublin 22. **Grant Permission and Refuse Permission** for (1) Change of existing hip roof profile to half/mini hip roof with conversion of existing attic space to non-habitable room with two 'Velux' roof lights to rear; (2) Alterations to existing single storey rear extension, including increase of floor area to circa 30sq.m and change of roof profile from pitched roof to flat roof and internal modifications; (3) Alterations to existing porch including increase of floor area to circa 2.5sq.m and all associated site works.

Reasons

1. Hazelwood Crescent is a mature residential estate comprising semi-detached dwellings with consistent roof lines and building uniformity throughout the estate. The proposed roof extension would be bulky in appearance, would be visually obtrusive in the streetscape and would be out of character with roof profiles in the area. The proposal would therefore be harmful to the visual and residential amenities of the area and as such, would materially contravene the Development Plan zoning objective for the area which seeks 'to protect and or/improve residential amenity'.
2. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the visual and residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

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

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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.

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Policy H18 Objective 2:

- 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).

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

Side extensions:

- Match or complement the style, materials, and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

Rear Extensions:

- *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.*

Overlooking and loss of privacy:

- Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.

Relevant Government Guidelines

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

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

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

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Zoning and Council Policy

The development comprising of a side and rear with dormer extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

Side Garage and Rear Extension

The drawings clearly indicate that the garage, to be converted, will provide for a kitchen. The converted garage will link to a new rear extension providing for a bedroom, bathroom, and sitting area. The single storey rear extension with an overall height of 2.835m will extend beyond the rear façade by 8.4m. The Planning Authority considers this excessive. However, it is noted that the levels of the adjoining site to the east may contribute to mitigating the impact the proposed extension may have on adjoining properties. This cannot be fully assessed due to the lack of details on site levels and finished floor levels submitted with this application.

Furthermore, this converted garage and extension will be provided with its own independent access and appears to be self-sufficient with the potential to exist as single bedroom dwelling. The Planning Authority notes that a family flat has not been applied for and does not form part of the development description. This should be clarified and assessed under Council Policy on family flats:

Policy on Family Flats

Policy H19 of the County Development Plan supports the provision of family flats where the Planning Authority is satisfied that there is a valid need for semi-independent accommodation for an immediate family member (such as an older parent or other dependent), subject to the design criteria in section 11.3.3 (ii) of the County Development Plan. Section 11.3.3 (ii) of the County Development Plan outlines four criteria to consider in the assessment of applications for family flats. The criteria is:

- (1) *The applicant shall be required to demonstrate that there is a genuine need for the family flat.*
- (1) *The overall area of a family flat should not exceed 50% of the floor area of the main dwelling house.*
- (2) *The family flat should be directly accessible from the main dwelling via an internal access door; and*
- (3) *The design criteria for dwelling extensions will be applied.*

The applicant should be requested to submit a rationale for the family flat to comply with Council policy. ADDITIONAL INFORMATION.

There is a proposed height increase of 0.9m to the exiting garage that would result in no issues of overshadowing to neighbouring property to the south of the site. The flat roof proposal is consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010).

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No significant overlooking from the single storey proposal is envisaged.

The single storey extension would result in the loss of rear amenity space. However, given the relatively shallow depth of the gardens it is considered acceptable in this instance and the amenity space in excess of 25sqm is considered acceptable.

Planning Note:

The site layout plan is deficient in that it does not comply with Article 23(1)(a) of the Planning and development Regulations, 2001, as amended which requires '*plans, drawings and maps accompanying a planning application in accordance with article 22 shall all be in metric scale and comply with the following requirements:*

- (a) *site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown*. The applicant should be requested to submit revised plans clearly showing features in proximity to the site, paying particular reference to the north of the site.
- (c) the site layout plan and other plans shall show the **level or contours**, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate

The applicant should be requested to submit a revised site layout plan clearly showing the site within context and showing levels of the site and spot levels of adjoining sites.

Change to Roof

Having regard to the proposed modification of the existing roof structure, it is noted that a refusal of permission to a similar proposal at the northern end of Hazelwood Crescent, and it is deemed the hipped roof uniformity of dwellings at this location should be retained to an extent. However, the southern end of this road has historic varied pitched and hipped roofs and it is considered in this instance and at this location that the proposed fully pitched roof would not be visually prominent in that it is not facing a green, or facing a main road or it is not an end house. Furthermore, there is a fully pitched dwelling immediately adjacent to the subject proposal, notably to the south No. 8 Hazelwood Crescent, no visual imbalance would result from the proposal.

Attic Conversion, Rear Dormer Window, Front velux

The rear dormer window would be set just below the ridgeline and would be three tile courses above the eaves of the dwelling and would be contemporary in style to match the rear extension and therefore complies the South Dublin County Council House Extension Design Guide (2010), a grant of permission is recommended.

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The proposed development provides for the conversion of the existing attic into an attic bedroom with new access stairs. The proposed attic level window shall be frosted by **condition**. The front Velux window is considered acceptable to visual and residential amenity of the area. A **note** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations. The proposal is consistent with the guidance set out in the 'House Extension Design Guide 2010'.

Roads

The proposal includes the widening of existing entrance to accommodate off-street parking. The Roads report notes that widening of existing entrance to proposed access of 5.4m is too wide and should the permission be granted, the following conditions are suggested:

1. The vehicular access points shall be limited to a width of 3.5 meters.
2. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
3. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
4. Any gates shall open inwards and not out over the public domain.
5. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

The above conditions from the Roads Department are considered appropriate and shall be applied in the event of a grant of permission.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services Report has no objections subject to standard conditions and to Include water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development and have regard to Part H of the Building Regulations.

Irish Water states no objection subject to the attachment of standard **conditions** related to water supply and foul water drainage and a connection agreement. This is considered appropriate.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services 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.

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Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Side/Rear Extension/Garage conversion: 53.86sq.m

Assessable Area: 13.86sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 42.2sq.m

Land Type: Urban Consolidation.

Site Area: 0.0225 Hectares.

Conclusion

Further information required.

Recommendation

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

- (a) The Planning Authority notes that the proposed converted garage and extension will be provided with its own independent access and appears to be self-sufficient with the potential to exist as single bedroom dwelling. The Planning Authority further notes that a family flat has not been applied for within the Statutory Notices and does not form part of the development description. The Planning Authority requests that the applicant clarify the use of the proposed extension and conversion and submit revised notices if a family flat is being sought.
 - (b) If the proposed development is to be a family flat the applicant is requested to submit a rationale and design statement clearly demonstrating compliance with Policy H19 of the County Development Plan.
2. The site layout plan is deficient in that it does not comply with Article 23(1)(a) and (c) of the Planning and development Regulations, 2001, as amended which requires 'plans, drawings and maps accompanying a planning application in accordance with article 22 shall all be in metric scale and comply with the following requirements:
 - (a) site or layout plans shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application, the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to

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which the application relates shall be shown'. The applicant should be requested to submit revised plans clearly showing features in proximity to the site, paying particular reference to the north of the site.

(b) the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate.

The applicant is requested to submit a revised site layout plan clearly showing the site within context and showing levels of the site and spot levels of adjoining sites.

3. The applicant is requested to submit:

(a) a revised site layout plan clearly demonstrating a vehicular access with a maximum width of 3.5 metres.

(b) a front boundary treatment plan clearly demonstrating a boundary walls at vehicle access points limited to a maximum height of 0.9m, and any boundary pillars limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.

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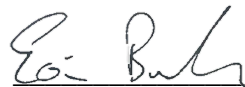
LOCATION: 9, Hazelwood Crescent, Dublin 22



**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: 4th October 2021



Eoin Burke, Senior Planner