

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1344/21

Reg. Reference: SD21B/0457 **Application Date:** 26-Aug-2021
Submission Type: New Application **Registration Date:** 26-Aug-2021
Correspondence Name and Address: Patrick Watson 98, Woodlawn Park Grove, Firhouse, Dublin 24
Proposed Development: Attic conversion, dormer window and change to roof profile.
Location: 13, Carriglea View, Dublin 24
Applicant Name: William Corless
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated 0.0203 hectares.

Site Description:

The application site contains a two storey, semi-detached house, located on Carriglea View in a row of similar dwellings. The surrounding area is residential in nature.

Site visited:

29 September 2021

Proposal:

Permission is sought for the following:

- Attic conversion to storage area (39sq.m)
- New rear dormer with flat roof
- Change to roof profile to provide half hipped roof extension with side window.

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Surface Water Drainage – no objection

Submissions/Observations /Representations

Submission expiry date – 29/09/2021

No submissions or objections received.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Relevant Planning History

None recorded for subject site.

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.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Attic conversions and dormer windows:

- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *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.*
- *Relate dormer windows to the windows and doors below in alignment, proportion, and character.*

Overlook and loss of privacy:

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

Relevant Government Guidelines

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, 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 concern the following:

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

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes an attic conversion comprising flat roofed rear dormer and alterations to the roof profile, providing a half-hipped roof with side window. No other external alterations are noted from drawings.

Rear dormer

The dormer window would be located in the rear roof slope and would accommodate a converted attic to storage area. The dormer would be flat roofed and would be set down from the ridgeline and up from the eaves. It is noted that there are inconsistencies with the drawings about the location of the dormer in the roof, both in terms of set down from the ridgeline and in relation to the intersection of the existing ridgeline and proposed half hip. The dormer should not extend past the intersection point of the existing ridgeline and the half hip and the dormer shall not exceed the height of the existing ridgeline of the dwelling. It is considered that this can be addressed by **additional information**.

Although the dormer would create a new vantage point, it is not considered that it would be materially worse than views from the existing first floor windows and therefore would not give rise to unacceptable levels of overlooking. There is a separation distance of approximately 25m between the house and neighbouring residential properties to the rear. It is therefore considered that the proposed rear dormer would not be materially harmful to residential amenity. The dormer would be set in from the shared boundary and would not result in harmful overshadowing or loss of light. The principle of the extension is therefore considered to be acceptable in terms of residential and visual amenity.

Alterations to roof profile

The half-hipped roof would facilitate the inclusion of a staircase to access the attic storage area. It is considered that the proposed hip of the roof is token and should be more pronounced for it to be properly considered as a half hip/'Dutch' roof profile. This can be addressed by **additional information**.

A window is proposed on the side elevation. If granted a **condition** should be attached requiring this window to be obscure glazing in the interests of protecting the residential amenity of the neighbouring house.

The House Extension Design Guide states that half-hipped roof extensions will rarely be acceptable. While no other properties on Carriglea View have undergone similar works, it is noted that in the wider area there are several properties where a half-hipped roof has been permitted, most recently SD20B/0251 on Carriglea Grove. It is considered that the proposal conforms with the emerging

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

character of development in the area and therefore is acceptable in terms of residential and visual amenity.

Services, Drainage and the Environment

Water Services has assessed the proposal and has stated no objection subject to compliance 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 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.

Other

Development Contributions

Existing extensions

Kitchen – 26sq.m

Proposed extensions

Non-habitable attic storage – 39sq.m

Assessable area = Nil

SEA Monitoring

Building Use Type Proposed:	Residential extension/non-habitable attic Floor
Area:	39sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.0203 Hectares.

Conclusion

The proposed dormer window and hipped roof are considered to be acceptable in principle. However, **additional information** is required to address concerns about the token nature of the half-hipped roof profile and inaccuracies in the drawings concerning the location of the rear dormer in the roof slope.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

Recommendation

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

1. The applicant is requested to submit revised drawings for the proposed amendments to the roof profile, ensuring the half-hipped detail is more pronounced. The current design is considered 'token' and not sufficient to be viewed as a half-hip/'Dutch' hip style roof profile.
2. The applicant is requested to provide revised drawings that accurately detail the location of the dormer window in the roof, addressing concerns regarding inaccuracies in the submitted drawings in the location and siting of the rear dormer in the roof. The rear dormer shall not extend beyond the intersection point of the existing ridgeline and the proposed half hip and shall not exceed the height of the existing ridgeline of the dwelling.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0457


LOCATION: 13, Carriglea View, Dublin 24

jjohnston

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: 13/10/21



Eoin Burke, Senior Planner