

# Comhairle Chontae Atha Cliath Theas

## Record of Executive Business and Chief Executive's Order

### PR/1366/21

**Reg. Reference:** SD21B/0458      **Application Date:** 27-Aug-2021  
**Submission Type:** New Application      **Registration Date:** 27-Aug-2021

**Correspondence Name and Address:** Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14

**Proposed Development:** Attic conversion for storage with dormer to the rear; raised gable to the side; 2 'Velux' roof windows to the front.

**Location:** 48, Barton Road West, Dublin 14

**Applicant Name:** Ronan Flynn

**Application Type:** Permission

(COS)

### Description of Site and Surroundings

Site Area: stated as 0.310 Hectares on the application. It is assumed this is an error and the applicant means 0.0310 Hectares.

Site Visit: 22<sup>nd</sup> of September 2021

### Site Description

The subject site is located on the Barton Road West within an existing housing estate in Rathfarnham. The site consists of a semi-detached, two-storey dwelling with a hipped roof. The dwelling has a single storey side and rear extension. The streetscape is characterised by semi-detached housing of a similar character and form.

### Proposal

Permission is being sought for an attic conversion for storage with dormer to the rear; raised gable to the side; 2 'Velux' roof windows to the front.

### Zoning

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

### Consultations

Water Services – no objection 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*

SD05B/0825 50, Barton Road West, Rathfarnham, Dublin 14

Bedroom and store over garage and rear section of kitchen, conservatory at the rear with 'Velux' rooflights, kitchen extension, attic conversion with dormer window to the rear and ancillary works.

**Permission granted.**

### **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*

#### *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*

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*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 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.*

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.

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

### *Zoning and Council Policy*

The proposed development is consistent in principle with zoning objective RES – ‘*To protect and/or improve residential amenity*’. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

### *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 area consist largely of semi-detached dwellings with hipped roofs. It is therefore 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, 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 and the edge of the dormer should not go beyond the intersection of the main roof ridge and that of the ‘Dutch’ hip roof..

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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 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 three tile courses from the eaves. The dormer extension would not be set back from the roof ridge, however, would not be visible from the front elevation. It does not appear that the dormer would be set back at least three tile courses from the eaves. **The applicant should be requested to submit a revised set of drawings demonstrating that the dormer extension is set back at least three tile courses from the eaves and should not come off the back wall of the house.**

The submitted drawings state that the external finishes would match existing. The proposed extension would be setback approx. 13.0m from the rear boundary (at the closest point). 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. 2.1m. The drawings state that the attic conversion is for storage purposes.

### Other Alterations

The existing side elevation (west) does not show any windows on the original dwelling on this elevation. A window is shown on this elevation on the proposed drawing. However, based on the site visit and existing first floor plan this window appears to be existing. The proposed attic floor plan shows a window on this elevation that is not reflected on the proposed side elevation (west). **The applicant should be requested to submit revised side (west) elevational drawings demonstrating what windows are existing and what are proposed.**

The proposed 'Velux' rooflights to the front roof slope are acceptable in this instance.

### *Services and Drainage*

Water Services has no objection to the proposed development and recommends standard conditions. The report from Water Services is noted and should be conditioned as such.

### *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.

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### *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 in relation to extensions to dwelling houses, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Recommendation**

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

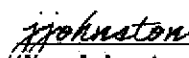
1. It is considered that the proposed full gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore the applicant is requested to redesign the roof profile which may include for and incorporate a 'Dutch' half-hipped 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 side of the dormer does not go beyond the intersection of the existing roof ridge and that of the proposed 'Dutch' hip.
2. The South Dublin House Extension Design Guide (2010) recommends that dormers are set back at least three tile courses from the eaves. The applicant is requested to submit a revised set of drawings demonstrating that the dormer extension is set back at least three tile courses from the eaves and that the dormer does not come off the back wall of the house.
3. The existing side elevation (west) does not show any windows on the original dwelling on this elevation. A window is shown on this elevation on the proposed drawing. However, based on the site visit and existing first floor plan this window appears to be existing. The proposed attic floor plan shows a window on this elevation that is not reflected on the proposed side elevation (west). The applicant is requested to submit revised side (west) elevational drawings demonstrating what windows are existing and what are proposed.

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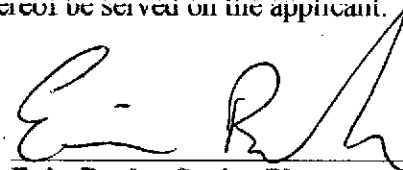
**REG. REF. SD21B/0458**

**LOCATION: 48, Barton Road West, Dublin 14**

  
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**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:** 19/10/21

  
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**Eoin Burke, Senior Planner**