

# Comhairle Chontae Atha Cliath Theas

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

### PR/1268/21

**Reg. Reference:** SD21B/0426      **Application Date:** 29-Jul-2021

**Submission Type:** New Application      **Registration Date:** 29-Jul-2021

**Correspondence Name and Address:** Joseph English, JEArchitecture Park House, Ballisk Court, Donabate, Co. Dublin

**Proposed Development:** Roof windows to front roof; alteration of existing hip roof to gable roof to accommodate stairs to attic; attic conversion to non-habitable storage space with new dormer to rear and new frosted glass window to gable end and all ancillary works.

**Location:** 46, Moyville, Dublin 16

**Applicant Name:** Fidelma Brady

**Application Type:** Permission

(COS)

### Description of Site and Surroundings

Site Area: stated as 0.0347 Hectares on the application.

Site Visit: 20<sup>th</sup> of August 2021.

### Site Description

The subject site is located on Moyville within an existing housing estate in Rathfarnham. The site consists of a two storey, semi-detached dwelling with a hipped roof. The dwelling has an existing single storey rear extension. The streetscape comprises of housing of a similar form and character. The site adjoins an area of open space to the north.

### **Proposal**

Permission is being sought for roof windows to front roof; alteration of existing hip roof to gable roof to accommodate stairs to attic; attic conversion to non-habitable storage space with new dormer to rear and new frosted glass window to gable end and all ancillary works.

### Zoning

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

### Consultations

None.

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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*

SD14B/0281 96, Moyville, Dublin 16

Conversion of attic to storage including altering the existing hip ended roof to a half hip gable roof; a dormer window to the rear and a new window to the gable wall all at roof level. **Permission granted.**

SD15B/0089 64, Moyville, Dublin 16

Conversion of attic to storage including altering the existing hip ended roof to a gable ended roof and a new window to the gable wall all at roof level. **Permission granted. Proposed roof was revised to a half hip via further information.**

### 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*

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*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 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).

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- 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.
- 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;
- 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 subject site adjoins an area of open space and therefore any changes to the roof profile would be visually prominent. The streetscape and wider housing estate consist of semi-detached dwellings with hipped roofs. There are some permissions (Reg. Refs. SD14B/0281 and SD15B/0089) within the area for a roof change from hipped to half-hipped.

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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. 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.

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 also 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 3 tile courses from the eaves. The dormer extension would be setback from the roof ridge and at least 3 tile courses from the eaves. It would also be setback from the sides so as to appear balanced.

The proposed dormer extension would be finished in metal cladding. Although the extension would be visible from the adjoining area of open space and pedestrian path, it is located on the rear roof slope. The proposed material is therefore acceptable in this instance. The proposed extension would be setback approx. 21.8m from the rear boundary. 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. 1.8m. A note should be attached in the event of a grant of permission stating that in order to use the attic for habitable space it must comply with the Building Regulations.

### Other Alterations

The proposed roof windows to front roof slope and new frosted glass window to gable end are acceptable in this instance. The addition of a window on the elevation facing the adjoining area of open space is welcomed. It would be appropriately frosted given its proximity to the side elevation of No. 44 Moyville.

### ***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**

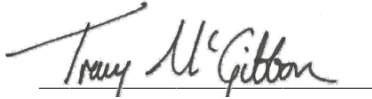
I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

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 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.

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REG. REF. SD21B/0426  
LOCATION: 46, Moyville, 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:** 22nd September 2021



**Eoin Burke, Senior Planner**