

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1429/21

Reg. Reference: SD21B/0473 **Application Date:** 08-Sep-2021
Submission Type: New Application **Registration Date:** 08-Sep-2021
Correspondence Name and Address: Kevin Tiernan Architect Services 19, Aranleigh Gardens, Rathfarnham, Dublin 14
Proposed Development: Attic conversion for storage with dormer window to the rear; raised gable with new obscure window to the side; removal of chimney.
Location: 109, Orwell Park View, Dublin 6w
Applicant Name: Alan Landers
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated 0.0222 hectares.

Site Description:

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

Site visited:

13 September 2021

Proposal:

Permission is sought for the following:

- Attic conversion to storage area (27sq.m)
- New rear dormer with flat roof
- Raised gable to side with obscure window to former half-hipped roof profile
- Removal of chimney

Zoning:

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

Consultations:

Surface Water Drainage – no objections

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Submissions/Observations /Representations

Submission expiry date – 12/10/2021

No submissions or objections received.

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

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- Residential and Visual Amenity
- Services, Drainage and the Environment
- Screening for Appropriate Assessment
- Environmental Impact Assessment

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 to storage comprising one dormer window to the rear and alterations to the roof profile to create a 'half-hipped' roof with window to the side. 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. Materials would match the existing dwelling. It is noted that the floor to ceiling height of the attic space is approximately 1.9 m meaning the converted attic space cannot be used as a habitable room.

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 29m between the house and neighbouring residential properties to the rear. The dormer would be set in from the shared boundary and would not result in harmful overshadowing or loss of light. It is therefore considered that the proposed rear dormer would not be materially harmful to residential amenity and the principle of the extension is therefore considered to be acceptable.

Alterations to roof profile

It is proposed to remove the existing chimney and alter the roof profile, incorporating a raised gable end to create a half-hipped roof to facilitate the inclusion of a staircase to access the attic storage area. It is considered that, given the proposed ridge length of the roof (6m), the resulting hip of the roof is 'token'. The amended hip of the roof must be more pronounced for it to be properly considered as a half hip/'Dutch' roof profile. This can be addressed by **additional information**. The rear dormer should not extend past the intersection of the existing roof ridge line and the proposed half hip. This can be addressed by **additional information**. There is no objection to the removal of the chimney.

The House Extension Design Guide states that half-hipped roof extensions will rarely be acceptable. It is noted that other properties on Orwell Park View have undergone similar works, most relevant being Reg. Ref. SD18B/0474. It is considered that the proposal aligns with the emerging character of development in the area and, with the stated revisions, would be acceptable in terms of

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residential and visual amenity.

A window is proposed on the side elevation and it is stated this will comprise obscured glazing. This is considered appropriate and in the interests of protecting the residential amenity of the neighbouring house and should be guaranteed by **condition** in the event of a grant of permission.

Services, Drainage and the Environment

Water Services has assessed the proposal and has no objections.

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

Proposed extensions

Non-habitable attic: 27sq.m

Assessable area = Nil

SEA Monitoring

Building Use Type Proposed:	Residential extension/non-habitable attic
Floor Area:	27sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.0222 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.

Recommendation

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

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1. It is considered that the proposed raised gable provides a 'token' half-hip roof profile. The applicant is requested to provide a substantive 'Dutch' hip roof which includes the follows:
 - (a) The angle of the half-hip/'Dutch' hip shall be the same as the angle of the existing roof.
 - (b) The proposed dormer structure shall not project beyond the intersection of the ridge roof of the dwelling and that of the new 'Dutch' hip roof.

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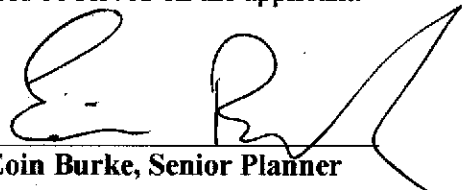
REG. REF. SD21B/0473

LOCATION: 109, Orwell Park View, Dublin 6w

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: 2/11/21


Eoin Burke, Senior Planner