

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1436/21

Reg. Reference: SD21B/0457 **Application Date:** 26-Aug-2021
Submission Type: Additional **Registration Date:** 19-Oct-2021
Information

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.

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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

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

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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.

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.

Recommendation

Request Further Information

Further Information

Further Information was requested on 13/10/2021

Further Information was received on 19/10/2021

Consultations

No reports required

Submissions/Observations

No further submissions/observations were received

Further Information Requested:

The further information requested was as follows:

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

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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.

Assessment

The applicant has submitted additional drawings as requested, along with a cover letter date stamped 19 October 2021.

Roof Profile

The Planning Authority considers that the revised roof profile no longer provides a 'token' half-hip and is therefore visually acceptable and compliant with the House Extension Design Guide and the Development Plan.

Dormer Window

It is noted from the proposed rear elevation, proposed roof plan and the proposed attic floor plan that there are still inconsistencies in relation to the exact location of the proposed dormer window. The external width of the dormer ranges from 3.4 m – 3.6 m, the distance to the shared boundary with the adjoining property varies from 0.79 m – 1.1 m and the distance from the end of the dormer to the intersection of the roof varies from 0 – 0.56 m. It is considered that a **condition** should be attached to any grant of permission requiring the applicant to submit a drawing for approval of the Planning Authority, showing the dormer as being no more than 3.5 m wide and located equidistant from the shared site boundary and the intersection of the existing ridgeline and the half hip (approximately 0.68m).

Conclusion

The revised roof profile is considered to be acceptable and compliant with Council policy and guidance. There are still inconsistencies about the location of the dormer window in the rear roof profile and this should be addressed by **condition**.

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.

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development 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. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application as amended by further information submitted on 19/10/21, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Accurate Drawings.
Prior to commencement of development the applicant shall submit revised drawings (plans, elevations, roof plan and section) to the Planning Authority that consistently show the exact location of the dormer window and the 'Dutch' Hip roof in the roofscape. The dormer shall be located equidistant from the shared boundary with the adjoining property and the intersection of the existing ridgeline and the half hip. In addition, the dormer shall not exceed 3.5m in width.
REASON: In the interests of residential and visual amenity.
3. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the

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house or its context.

REASON: In the interest of visual amenity.

(b) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(c) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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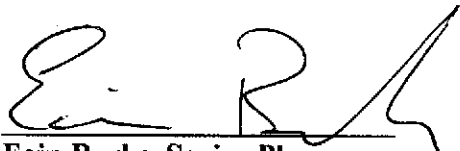
LOCATION: 13, Carriglea View, Dublin 24



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 9/11/21



Eoin Burke, Senior Planner