

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1435/21

Reg. Reference: SD21B/0482 **Application Date:** 10-Sep-2021

Submission Type: New Application **Registration Date:** 10-Sep-2021

Correspondence Name and Address: Stephen & Kasia Slattery 26, Fortfield Square,
Terenure, Co. Dublin 6W

Proposed Development: Provision of first floor side extension and roof over existing garage; demolition of existing single storey back extension; new single storey back extension; conversion of attic to habitable room; new dormer window to existing back roof; two rooflights to back roof; widening of existing vehicular entrance to 3.6m; all associated works.

Location: 129, Templeville Drive, Dublin 6w

Applicant Name: Stephen & Kasia Slattery

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 30/09/2021

Site Area: 0.05

Site Description:

The site is located within the established Templeville Drive and contains a two-storey, semi-detached dwelling with hipped roof profile. It is noted that No. 129 is directly viewed from an adjacent road, Templeville Drive (north), and truncates this vista. The subject roof profile, full hip, forms an uninterrupted uniformity/symmetry at this immediate location and these hipped roofed semi-detached houses are all of a similar form and appearance. There are differences in roof types and dwelling designs within a relative distance from the site but the existing dwelling is adjacent to similar dwelling types. Rear dormer windows are noted in the area and the external finishes on the front elevation of the dwelling comprise pebble dash and red brick finishing.

Proposal:

- Provision of first floor side extension and roof over existing garage;
- demolition of existing single storey back extension;
- new single storey back extension;
- conversion of attic to habitable room; new dormer window to existing back roof;

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- two rooflights to back roof;
- widening of existing vehicular entrance to 3.6m; all associated works.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage : No objection subject to conditions.

Roads: No objection subject to conditions.

SEA Sensitivity Screening – No overlap indicated.

Submissions/Observations /Representations

None for subject site.

Relevant Planning History

None for subject site.

Adjacent sites

SD21B/0350 - 73, Templeville Drive, Templeogue, Dublin, 6W. **Granted Permission** for a first floor extension to the side along with attic conversion complete with new dormer window to the rear; single storey extension to the rear along with a new tiled roof to the conservatory and all associated site works.

**The Planning Authority notes that the development granted at this location ensured that change in roof profile and side extension were subservient to the original dwelling design and did not compete with the principal building. This site was also located a significant distance from the subject site and comprised a detached dwelling.

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.

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Policy H18 Objective 2:

- 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 11.2.7 Building Height

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

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

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

Relevant Government Guidelines

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).

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Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage.

Zoning and Council Policy

The change in roof profile and an attic conversion with side and rear extension is consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

Residential & Visual Amenity

Alterations to Roof Profile

Having regard to the surrounding area and the predominant character of hipped roof profiles that are prevalent in the Templeville Drive area and specifically in proximity to the subject site, which forms an uninterrupted set of dwellings where the original character has been maintained, it is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The proposal would not be in keeping with the overall design of the dwellings located in the vicinity of the site to the south of the road. It is also noted that the subject site is directly viewed from Templeville Drive (north) and partially truncates this view. The applicant should be requested to submit revised roof profile proposals that demonstrate that the side extension and roof extension is subservient to the original structure and reads as an addition. The applicant should explore the provision of a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid road location. Specifically, the front façade of the first floor side extension and correlating roof should be set back from the existing front building line by a minimum of 0.5m.

Rear Dormer Window

Dormer windows are evident in the immediate area, and in this instance, it is considered that the proposed dormer roof would not be visually prominent at this mid road location of semi-detached dwellings. The proposed structure is set below the existing ridge and is set back by three tile courses and meets minimum standards as stated in the current County Development Plan. The structure and two rear roof lights are generally considered to be acceptable consistent with the recommendations of the Council's House Extension Design Guide in relation to design of dormer extensions.

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The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. The conversion is proposed as a habitable space and the cross-sectional drawings indicate that a floor to ceiling height of 2.4m can be achieved. If permission is to be granted a **note** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations. The proposed gable attic does not indicate any gable attic window and therefore shall not cause any overlooking to the property to the east.

Side Extension

The proposed two-storey side extension is built above the existing garage and projects from the gable elevation by 2.7m in a westerly direction. The first-floor gable proposal is built within the existing footprint of the ground floor garage and is generally considered acceptable, subject to being set back by a minimum of 0.5m (refer to Alterations to Roof Profile Section above). The proposed front elevation of the side extension introduces a contemporary element with dark rendered materials and large 'viewing' window. The Planning Authority is not opposed to the introduction of contemporary designs and actively welcomes these. Notwithstanding this, it is considered that the proposed pitched roof profile in conjunction with aspects to the proposed design would render a significant imbalance to the set of semi-detached dwellings, of which the subject site forms one half. The Planning Authority considers that this perceived imbalance may be overcome by setting the building line of the side extension back away from the original building line and to amend the proposed roof profile to ensure subservience. The applicant should demonstrate that revised proposals are in accordance with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010). A photomontage may be helpful to support the contemporary nature of the design. **ADDITIONAL INFORMATION.**

Rear Extension

The rear proposal is built within a portion of the existing footprint of the demolished rear living room. The proposed single storey rear extension would abut the shared boundary with the neighbouring property to the east and west of the site. It is considered that the 43.12sq.m flat roof proposal would not be significantly injurious to the amenities of the adjacent properties east or west of the site. The pattern of development in the area has a prevalence of rear extensions. No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved and considered to provide sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions.

Vehicular Entrance

The Roads Department states no objections, subject to conditions, one of which limits the widening of the vehicular entrance to a maximum width of 3.5m in line with current policy.

The conditions of the Roads Department are noted and shall be applied in the event of a grant of permission.

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Services & Drainage

Surface Water Drainage has no objections subject to including water butts as part of Sustainable Drainage System (SuDS) features for the proposed development and standard conditions being attached for the development in the event of a grant of permission. These are noted and shall be applied in the event of a grant of permission.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 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.

Development Contributions Assessment Overall Quantum

Side / Rear Extension:	77.6sq.m
Demolition of rear living area:	7.3sq.m
Assessable Area:	30.3sq.m

SEA Monitoring Information

Building Use Type Proposed:	Residential- Extension
Floor Area:	77.6sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.05

Conclusion

Additional information should be sought to amend the design of roof and side extension.

Recommendation

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

1. The Planning Authority considers that the proposed fully pitched roof profile would not be in keeping with the character development in proximity to the subject site, having regard to the predominant hipped roof profiles at this location, specifically where there is an uninterrupted set of dwellings that retain the original character and features.

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Furthermore, the subject site partially contributes to truncation of an existing vista from Templeville Drive (north). It is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The applicant is therefore requested to submit revised proposals (including revised elevational plans, cross sectional plans, floor plans and roof plan) for the first-floor extension, front elevation and roof profile to address the above, in particular:


- (1) The revised design/proposals should demonstrate that the side extension and roof extension is subservient to the original structure and reads clearly as an addition.
- (2) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location.
- (3) The front façade of the first-floor side extension and correlating roof structure should be set back from the existing front building line by a minimum of 0.5m.
- (4) Demonstrate that the proposal is in accordance with the South Dublin County Council House Extension Design Guide (2010).

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REG. REF. SD21B/0482

LOCATION: 129, Templeville Drive, Dublin 6w

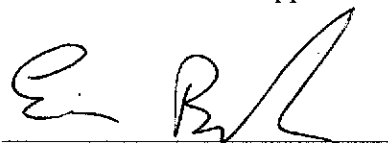


**Tracy McGibbon,
A/Senior Executive Planner**

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:

4/11/21



Eoin Burke, Senior Planner