

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Chief Executive's Order

PR/1451/21

Reg. Reference: SD21B/0492 **Application Date:** 15-Sep-2021

Submission Type: New Application **Registration Date:** 15-Sep-2021

Correspondence Name and Address: Robert Fitzpatrick 3, Westbourne Close, Clondalkin, Dublin 22

Proposed Development: Remove hip to end gable; increase gable wall to allow a roof to extend out to gable wall line; attic conversion to incorporate a storeroom with full dormer window to rear of existing dwelling; all ancillary site works.

Location: 4, Palmerstown Close, Palmerstown, Dublin 20

Applicant Name: Edel Robinson

Application Type: Permission

Description of Site and Surroundings:

Site Description:

The subject site is located on Palmerstown Close, which is an existing residential estate situated approximately 1km to the south west of Palmerstown and accessed via an internal roadway connected to Kennelsfort Road Upper. The subject site is bound to the east and west by similar semi-detached dwellings, to the south by Palmerstown Close and to the north by a commercial premises and yard for Palmerstown Building, Gardening and DIY Supplies. Palmerstown Shopping Centre is located approximately 100m to the north, Cherry Orchard Industrial Estate is located approximately 250m to the south east, Palmerstown Community School is located approximately 225m to the east and the M50 is located approximately 330m to the west.

The subject site contains an existing two-storey, semi-detached dwelling. The existing dwelling appears to have been subject to a previous alteration in the form of a single storey extension to the rear and a single storey lounge and hall extension to the front. The surrounding streetscape is generally characterised by dwellings of a similar form and appearance.

Site Area

Stated as 0.0182Ha.

Site Visit

18th October 2021.

Proposal

Permission is sought for the following:

- Conversion of the existing attic space into a storage room.

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- A rear dormer extension which projects approximately 3.38m from the existing roof profile with an approximate height of 2m.
- Fenestration to the proposed rear dormer extension comprised of 1 north facing window and 2 roof lights.
- Alterations to the existing roof profile resulting in the removal of the hipped profile at the eastern edge, creating a new gable profile.

Zoning

The proposed site is subject to zoning objective 'RES' in the South Dublin County Development Plan 2016-2022 for which the stated objective is 'To protect and / or improve Residential Amenity'.

Consultations

Water and Drainage Services Section – No objection, subject to conditions.

Environment, Water and Climate Change Section – No objection, subject to conditions.

Submissions/Observations /Representations

Final Date for third party observations/submissions - 19th October 2021.

None received.

Relevant Planning History

The following is the relevant Planning History for the subject site and the surrounding area.

Subject Site

SD06B/0341 – No. 4 Palmerstown Close, Palmerstown, Dublin 20.

Extension to lounge and entrance hall on the ground floor. **Grant Permission, subject to conditions.**

Surrounding Area

SD18A/0263 – No. 20 Kennelsfort Road Upper, Palmerstown, Dublin 20 (adjacent to the northern boundary of the subject site).

Replace existing flat roof with new mansard roof on existing two storey office block and associated site works. **Grant Permission, subject to conditions.**

SD14/0059 – No. 6 Palmerstown Close, Palmerstown, Dublin 20 (adjacent to western boundary of subject site).

Conversion of attic to storeroom and for erection of new dormer window in gable to facilitate new stairs. **Grant Permission, subject to conditions.**

SD07B/0125 – No. 6 Palmerstown Close, Palmerstown, Dublin 20 (adjacent to western boundary of subject site).

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Single storey extension to front of two storey semi-detached dwelling house. **Grant Permission, subject to conditions.**

SD06B/0123 – No. 2 Palmerstown Close, Palmerstown, Dublin 20 (adjacent to eastern boundary of subject site).

Construction of a porch; a double storey extension at side including at ground floor the enlargement of the existing kitchen, a playroom, a utility room and WC; and at first floor a bedroom with ensuite and dressing room; and modification of the roof profile. **Grant Permission, subject to conditions.**

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

SEA Monitoring

No significant overlap with relevant environmental layers.

Relevant Policy of South Dublin County Council Development Plan 2016-2022

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

Section 11.3.3 (i) Extensions

Section 11.5.2 (iv) Development in Proximity to a Protected Structure

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 Design Guide (2010) or any superseding standards.

The South Dublin County Council House Extension Design Guide (2010)

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*

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- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

For attic conversions and dormer windows:

- *Use materials to match the existing wall of roof materials of the main house;*
- *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 3 tile courses);*
- *Relate dormer windows to the windows 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.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas - Guidelines for Planning

Authorities, Department of the Environment, Heritage and Local Government (2008).

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, (2008).

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

Planning Note

It is noted that the Applicant has not provided an Existing Ground Floor Plan. Although no reference is made in the statutory notices to proposed development at ground floor level of the existing dwelling, this should be clearly demonstrated by the Applicant to allow a fully informed and complete assessment of the proposed development.

Assessment

The main issues for assessment are as follows:

- Zoning

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- The South Dublin County Council House Extension Design Guide (2010)
- Visual and Residential Amenity
- Services and Drainage
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning

The proposed development is consistent with zoning objective 'RES'. Residential development is permitted in principle subject to its accordance with the relevant provisions in the Development Plan and the other material planning considerations set out below.

The proposed development provides for the conversion of the existing attic into a storage room with new access stairs. The conversion is proposed as a non-habitable space, as such a condition should be attached to any decision to Grant Permission for the proposed development stating that in order to use the attic for habitable space in the future, a Planning Application shall be submitted seeking permission for same and demonstrating compliance with the Building Regulations.

Council policy

It is considered that the proposed development, subject to condition, would generally be in compliance with Council policy in relation to extensions to dwelling houses. However, concerns arise in relation to the proposed amendments to the existing roof profile of the dwelling and the proposed attic conversion and rear dormer extension. These concerns will be outlined further in this report in the following section.

Residential and Visual amenity

The proposed development includes the conversion of the attic level to a non-habitable space, whilst there is no objection in principle to the conversion of the attic space, concerns arise in relation to the design of the proposal. In particular the Planning Authority is concerned about the excessive scale and mass of the proposed attic conversion and rear dormer which could significantly alter the existing roof profile and has potential for overlooking to the rear amenity space of neighbouring dwellings, thus potentially impacting on the residential and visual amenity of adjacent properties.

In relation to attic conversions and dormer windows, the House Extension Guide notes that the proposal should:

- *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).*

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- *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 roof lines'.*

The proposed dormer window appears to visually dominate the existing roof profile to the rear of the dwelling and would result in the introduction of a large area of flat roof which would significantly alter the character and appearance of the existing roof profile. In order to ensure compliance with the guidance set out in the South Dublin County House Extension Design Guide, a re-design of the proposed attic conversion and rear dormer extension is required. The Planning Authority is satisfied that this can be achieved by way of a request for Further Information.

Furthermore, the proposal to remove the hipped profile at the eastern edge of the existing dwelling, creating a new gable profile has potential to impact on the visual amenity and character of the streetscape. Such an alteration would not be in keeping with the existing character of the streetscape, which generally consists of 2 storey detached dwellings with a hipped roof profile. The potential visual impact of the proposed alteration to the roof profile can be overcome by way of a request for Further Information requiring the applicant to ensure the existing hipped style roof profile is retained.

Services and Drainage

Drainage and Water Services have assessed the proposal and have no objection to the proposed development, subject to the following conditions:

- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

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- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

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 Considerations

The proposed development is for the conversion of attic space to a non-habitable storage space, as such no development contributions are applicable.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq m)
Non-habitable storage space.	N/A
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.0182 Ha

Conclusion

Consideration has been given to the refusing permission or seeking additional information which would result in a re-design of the proposed development to address the key concerns. In this instance, the applicant should be afforded an opportunity to amend the proposed development in accordance with the Council's House Design Guidance, to address the concerns in relation to the proposed attic conversion, rear dormer extension and alteration to the existing roof profile.

Recommendation

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

1. The proposed change in roof profile from full hipped to gable, attic conversion and rear dormer extension would significantly alter the existing roof profile of the dwelling (which forms part of a pair of semi-detached dwellings) and by reason of the excessive mass, scale and extent and design would fail to integrate and respond to the subject site and the surrounding context. The proposal is considered to be contrary to the South Dublin County Council Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010). The applicant is requested to submit revised

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proposals (to include revised floor plans, elevational drawings and cross-sections) which demonstrate compliance with the House Extension Design Guide and which omits the end gable. Revised proposals should retain a hipped-roof element to the proposal.

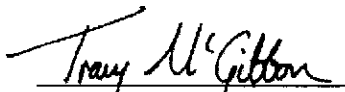
2. The applicant is requested to submit an Existing and Proposed Ground Floor Plan. If it is the case that no development is proposed at ground floor level, the applicant is requested to confirm this in writing.

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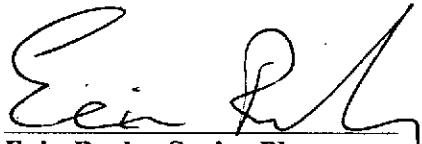
REG. REF. SD21B/0492

LOCATION: 4, Palmerstown Close, Palmerstown, Dublin 20


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: 9/11/21


Eoin Burke, Senior Planner