

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0458 **Application Date:** 27-Aug-2021
Submission Type: Additional **Registration Date:** 09-Nov-2021
Information

Correspondence Name and Address: Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14

Proposed Development: Attic conversion for storage with dormer to the rear; raised gable to the side; 2 'Velux' roof windows to the front.

Location: 48, Barton Road West, Dublin 14

Applicant Name: Ronan Flynn

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.310 Hectares on the application. It is assumed this is an error and the applicant means 0.0310 Hectares.

Site Visit: 22nd of September 2021

Site Description

The subject site is located on the Barton Road West within an existing housing estate in Rathfarnham. The site consists of a semi-detached, two-storey dwelling with a hipped roof. The dwelling has a single storey side and rear extension. The streetscape is characterised by semi-detached housing of a similar character and form.

Proposal

Permission is being sought for an attic conversion for storage with dormer to the rear; raised gable to the side; 2 'Velux' roof windows to the front.

Zoning

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

Consultations

Water Services – no objection subject to conditions.

Irish Water – not applicable.

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

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

SD05B/0825 50, Barton Road West, Rathfarnham, Dublin 14

Bedroom and store over garage and rear section of kitchen, conservatory at the rear with 'Velux' rooflights, kitchen extension, attic conversion with dormer window to the rear and ancillary works. **Permission granted.**

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

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)

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

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).

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

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;
- Services and Drainage;
- 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 streetscape and wider area consist largely of semi-detached dwellings with hipped roofs. 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. Therefore, 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

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

proposed roof profile the applicant should ensure that the proposed rear dormer extension is appropriately located on the roof and the edge of the dormer should not go beyond the intersection of the main roof ridge and that of the 'Dutch' hip 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 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 three tile courses from the eaves. The dormer extension would not be set back from the roof ridge, however, would not be visible from the front elevation. It does not appear that the dormer would be set back at least three tile courses from the eaves. **The applicant should be requested to submit a revised set of drawings demonstrating that the dormer extension is set back at least three tile courses from the eaves and should not come off the back wall of the house.**

The submitted drawings state that the external finishes would match existing. The proposed extension would be setback approx. 13.0m from the rear boundary (at the closest point). 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. 2.1m. The drawings state that the attic conversion is for storage purposes.

Other Alterations

The existing side elevation (west) does not show any windows on the original dwelling on this elevation. A window is shown on this elevation on the proposed drawing. However, based on the site visit and existing first floor plan this window appears to be existing. The proposed attic floor plan shows a window on this elevation that is not reflected on the proposed side elevation (west). **The applicant should be requested to submit revised side (west) elevational drawings demonstrating what windows are existing and what are proposed.**

The proposed 'Velux' rooflights to the front roof slope are acceptable in this instance.

Services and Drainage

Water Services has no objection to the proposed development and recommends standard conditions. The report from Water Services is noted and should be conditioned as such.

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

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.

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

Request Further Information.

Further Information

Further Information was requested on 19 October 2021

Further Information was received on 9 November 2021

Consultations

None

Assessment

Item 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 include for and incorporate a 'Dutch' half-hipped roof. Please ensure that the 'Dutch' hip is not token. As a result of any

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

changes to the proposed roof profile the applicant should ensure that the proposed rear dormer extension is appropriately located on the roof and that the side of the dormer does not go beyond the intersection of the existing roof ridge and that of the proposed 'Dutch' hip.

The applicant has submitted revised drawings indicating a 'Dutch' hip. Dormer goes beyond intersection of existing roof and proposed 'Dutch' hip.

Assessment:

It is noted that the dormer goes beyond the intersection of the existing roof ridge and that of the proposed 'Dutch' hip, however it is not visible. The proposal is now considered acceptable in this regard and in keeping with Council policy.

Item 2:

The South Dublin House Extension Design Guide (2010) recommends that dormers are set back at least three tile courses from the eaves. The applicant is requested to submit a revised set of drawings demonstrating that the dormer extension is set back at least three tile courses from the eaves and that the dormer does not come off the back wall of the house.

The dormer is now set off the eaves by three tile courses.

Assessment:

The proposal is now considered acceptable in this regard and in keeping with Council policy.

Item 3:

The existing side elevation (west) does not show any windows on the original dwelling on this elevation. A window is shown on this elevation on the proposed drawing. However, based on the site visit and existing first floor plan this window appears to be existing. The proposed attic floor plan shows a window on this elevation that is not reflected on the proposed side elevation (west). The applicant is requested to submit revised side (west) elevational drawings demonstrating what windows are existing and what are proposed.

Revised elevations submitted indicating existing first floor window on western elevation. There is no attic floor window present on the western elevation of the proposed elevation. The applicant has stated in their cover letter "the windows on the revised western gable is now correct for the existing and the proposed.

Assessment:

The applicant has stated that the submitted elevations are correct. No revised floorplans have been submitted.

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

The attic floor plans and the side elevation of the dwelling (west) need to be consistent. The further information drawings show no attic window on the west elevation of the house. However, the earlier submitted attic plan drawings clearly show a proposed window to the attic (west elevation). The applicant shall, via condition, submit revised drawings (floorplans and elevations) including the window at attic level on the western elevation and on the attic plan drawings (if the window is to remain it should be obscure glazed).

Development Contributions

Attic conversion – non habitable 32sq.m

40sq.m exemption

The assessable area is nil

SEA Monitoring

Building Use Type Proposed Residential – extension

Floor Area (sq.m) 32

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.031

Conclusion

In conclusion it is considered that the proposed extension is acceptable in principle and, subject to conditions would not seriously injure the amenities of the area, and would accord with the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.

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.

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Further Information received on 9 November 2021, 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. Amendments.
Prior to the commencement of development the applicant, owner or developer shall submit the following to the Planning Authority:
revised drawings (floorplans and elevations) including the window at attic level on the western elevation and on the attic plan drawings. The window shall be obscure glazed.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.
3. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.

(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.
REASON: To prevent unauthorised development.

(c) Drainage.
All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.
REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

(d) 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.

(e) 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

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

Dublin County Council Development Plan.

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 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.

NOTE: The applicant/developer of these lands 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.

Comhairle Chontae Atha Cliath Theas

PR/1561/21

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0458

LOCATION: 48, Barton Road West, Dublin 14

jjohnston

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:

6/12/21

Eoin Burke

Eoin Burke, Senior Planner