

Comhairle Chontae Atha Cliath Theas

PR1553/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0519 **Application Date:** 08-Oct-2021
Submission Type: New Application **Registration Date:** 08-Oct-2021

Correspondence Name and Address: Patrick Watson 98 Woodlawn Park Grove, Firhouse, Dublin 24

Proposed Development: Attic conversion; dormer window to rear; change to roof profile.

Location: 1, Carriglea View, Dublin 24

Applicant Name: Stephen Murtagh

Application Type: Permission

Description of Site and Surroundings

Site Description

The subject site is located at the western end of Carriglea View, a residential street directly connected to Ballycullen Avenue. The site is bound to the south by Carriglea View, to the west by Ballycullen Avenue, to the north by the rear garden of No. 2A Carriglea Rise and directly adjoined to the east by No. 3 Carriglea View.

The subject site is comprised of a corner site containing a 2 storey, four bedroom semi-detached house with hipped roof, and single storey projection to the front under a mono-pitched roof and a single storey extension projection to the rear. There is a single storey building, which appears to be an ancillary garage/garden shed located in the south western corner of the rear garden.

The surrounding streetscape along Carriglea is generally characterised by dwellings of a similar scale and design.

Site Visit

1st November 2021.

Site Area

Stated as 0.035 Ha.

Proposal

Permission is sought for:

- Conversion of the existing attic space to provide a non-habitable attic storage space.
- A dormer extension to the rear at attic level with a height of 2m, a width of 3.3m and a depth of 3.7m.

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- The proposed development will provide an additional 37sq.m, increasing the gross floor area of the dwelling to 119sq.m.
- Amendments to the roof profile resulting in the replacement of a hip section of the main roof and the building up of the gable block wall to form a half-hipped profile at the westernmost end.
- New fenestration in the form of a dormer window at attic level of the rear elevation and a new window at attic level of the western elevation.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

Consultations

Drainage and Water Services Department - No objection, subject to conditions.

Screening for Strategic Environmental Assessment

No overlap indicated with relevant environmental layers.

Submissions/Observations /Representations

Last date for Submissions/Observations – 11th November 2021.

None received.

Relevant Planning History

Subject Site

No Planning History recorded for the subject site.

Surrounding Context

SD21B/0457 – No. 13 Carriglea View, Dublin 24.

Attic conversion, dormer window and change to roof profile resulting in a half-hipped profile.

Grant Permission, subject to conditions.

SD20B/0251 – No. 6 Carriglea Grove, Dublin 24.

Single storey rear extension, removal of chimney breast from roof, conversion of attic to useable storage space, placement of 2 new 'Velux' windows in roof to front; 1 dormer window and 1 'Velux' window in roof to rear, removal of hip section of main roof and building up gable block wall to form a half hip. **Grant Permission, subject to conditions.**

SD20B/0423 – No. 5 Carriglea View, Dublin 24.

Two storey extension to the side. **Grant Permission, subject to conditions.**

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ED16/0053 – No. 2 Carriglea Rise, Dublin 24.

Application for declaration of exemption for an extension to the rear of the property. **Declared not exempt.**

SD07A/0250 – No. 2 Carriglea Rise, Dublin 24.

Proposed construction of a detached two storey dwelling house in side garden of my existing semi - detached two storey dwelling house with separate entrance dishing of foot path. Demolition of existing single storey garage, off street car parking & all associated site works. **Grant Permission, subject to conditions.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

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)

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*

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- *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'.*

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; and*
- *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).

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Drainage and Water Services;

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- Environmental impact assessment;
- Appropriate assessment.

Zoning and Council Policy

The proposed development is consistent 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 and the South Dublin County Development Plan 2016-2022, with specific reference to Section 11.3.3(i) which relates to extensions.

Visual Impact and Residential Amenity

The proposed development is comprised of an attic conversion and dormer extension to the rear of the existing dwelling, alterations to the existing roof profile and the provision of additional fenestration in the form of 1 dormer window to the rear elevation at attic level and 1 window at attic level of the side (western) elevation.

Attic Conversion and Rear Dormer

The proposed attic conversion and rear dormer extension would create a non-habitable attic storage space, with a dormer measuring 2m high, 3.3m wide and 3.7m deep.

It is noted that there are inconsistencies with the drawings provided by the Applicant as the location of the proposed dormer varies across the drawings as does the size of the 'Dutch' hip. It is unclear from the drawings provided if the proposed dormer is equidistant from the adjoining property and the intersection point of the proposed half-hipped profile. In the interests of visual amenity, the proposed dormer should be located equidistant from the shared boundary with the adjoining property and the intersection of the existing ridgeline and the proposed half hipped roof profile. It is also unclear whether the proposed dormer is appropriately set back from the ridge line and the eaves line to ensure compliance with the South Dublin House Extension Design Guide (2010).

It is considered that revised consistent drawings are required to determine the extent of the proposed development. Thus, **further information** should be sought.

Although there is potential for the proposed dormer window to overlook adjacent properties, specifically Nos. 2 and 2A Carriglea Rise to the north, 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. The drawings provided by the Applicant do not sufficiently demonstrate the separation distance between the proposed dormer and adjacent properties, however a crude measurement of available maps appears to show an approximate separation distance of 22m, which would be acceptable.

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Amendments to the roof profile

The proposed development also includes amendments to the roof profile of the dwelling resulting in the replacement of a hip section of the main roof and the building up of the gable block wall to form a half-hipped profile at the westernmost end. The proposed amendments to the roof profile would facilitate the extension of the existing stairway up to attic level, providing access to the new attic storage area.

The House Extension Design Guide states that half-hipped roof extensions will rarely be acceptable. However, it is noted that there is an emerging character of development in the surrounding area, including a number of properties which have been subject to similar amendments to their roof profile. Examples include No. 13 Carriglea View (SD21B/0457) and No. 6 Carriglea Grove (SD20B/0251) where half-hipped roof profiles have been permitted. It is therefore considered that the proposed development generally conforms with the emerging character of development in the area and is acceptable in terms of residential and visual amenity. However, the exact extent of the half-hipped profile is not clear from the drawings provided by the Applicant. As such, the exact location and extent of the proposed amendments to the roof profile should be clarified by way of ADDITIONAL INFORMATION.

The Planning Authority welcomes the inclusion of a window at attic level to the side (western) elevation, as it would result in increased passive surveillance to the adjacent public realm along Ballycullen Avenue.

Drainage and Water Services

The Drainage and Water Services Department has stated no objection, 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.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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.

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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 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022, and the recommendations and the South Dublin House Extension Design Guide 2010, the proposed development is considered to be acceptable in principle. However, **ADDITIONAL INFORMATION** is required to address the inaccuracies in the drawings concerning the location of the rear dormer and the extent of the proposed amendments to the roof profile.

Recommendation

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

1. The submitted drawings are inconsistent. The applicant is requested to provide revised consistent and accurate plan and elevation drawings of the proposed rear dormer window and changes to the roof of the dwelling. 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. The rear dormer should also be appropriately setback from the eaves line and ridge line to ensure compliance with the South Dublin House Extension Design Guide (2010).
2. The applicant is requested to submit revised drawings clarifying the proposed amendments to the roof profile, addressing concerns regarding inaccuracies in the submitted drawings and ensuring the extent of the half-hipped detail is accurately shown.


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REG. REF. SD21B/0519

LOCATION: 1, Carriglea View, Dublin 24



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: 2/12/21



Eoin Burke, Senior Planner