

Comhairle Chontae Atha Cliath Theas

PR/1569/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0526 **Application Date:** 13-Oct-2021
Submission Type: New Application **Registration Date:** 13-Oct-2021

Correspondence Name and Address: iStruct Consulting Engineers 16, Oakcourt Park,
Palmerstown, Dublin 20

Proposed Development: Demolition of existing shed attached to the rear;
replace with extension to existing 2 storey dwelling;
adjustment to existing first floor; 'Velux' roof windows
on southeast elevation to new dormer style storey and
a half roof and windows; additional high level 'Velux'
windows to northwest elevation roof.

Location: 16, Oakcourt Park, Palmerstown, Dublin 20

Applicant Name: Dáire & Romaine Nolan

Application Type: Permission

(SW)

Description of Site and Surroundings:

Site Description

The application site contains a semi-detached bungalow situated within a predominantly residential area. The property has front and rear gardens. The ground level of the site is higher than dwelling sites located to the east.

Site Area: 0.0340 Ha. (Stated)

Proposal:

- Demolition of an existing single-storey shed attached to the rear of the existing house.
- The construction of a two storey extension to the rear of the existing dwelling on the site of the demolished single-storey shed.
- Adjustment to existing first floor to provide a revised roof element comprising 4 large viewing-windows at first floor level;
- Additional high level 'Velux' windows to northwest elevation roof.

Consultations:

Water Services: No objection, subject to conditions.

Irish Water: No objection, subject to conditions.

Parks: No comments.

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Submissions/Observations /Representations

None received to date.

Relevant Planning History

Application Site:

SD07B/0336 Single storey extension with an attic conversion containing skylights to the rear of the building, a front porch, and conversion of roof over the front bay window to a pitched 'A' roof.

Permission Granted.

Other Sites:

SD17B/0062 Retention of a dormer window to rear and alterations to window at front. **Retention Permission Granted.**

SD16B/0072 A single storey flat roof extension to side and rear, and alterations to existing roof to include raising a section of the side wall to facilitate access to converted attic store room.

Permission Granted (*proposal includes side dormer with pitched roof, materials match existing dwelling – 20 Oakcourt Park*)

SD06B/0053 Single storey extension to the rear with pitched gable end roof, attic conversion and dormer window to the side and all associated works. **Permission Granted** (*proposal includes side dormer with flat roof, materials match existing dwelling – 8 Oakcourt Park. It is not apparent that this has been constructed*)

Relevant Enforcement History

S5441 Alleged non-compliance with SD07B/0336 re window & trees **Closed**

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Development Plan 2016-2022

Section 2.4.1 Residential Extension

Policy H18 Residential Extension

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 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

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Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

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 11.7.2 Energy Performance in new Buildings

Section 11.8.0 Environmental Assessment

South Dublin County Council House Extension Design Guide, 2010

The House Extension design guide contains the following guidance on house extensions, including in particular rear extensions and dormer windows (considered relevant in this case):

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible;*
- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*

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.*
- *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.*

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 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character;*

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- *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.

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.

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

The Planning System and Flood Risk Management: Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009), as supplemented by 'Planning Circular 02/2014 Flood Risk Management', Department of the Environment, Community and Local Government (2014).

Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Services and drainage;
- Environmental impact assessment; and
- Appropriate assessment.

Zoning and Council Policy

A residential development is permitted in principle under the land-use zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to compliance with the relevant provisions of

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the South Dublin County Development Plan 2016 - 2022 and the South Dublin County Council House Extension Design Guide 2010.

Residential Amenity and Visual Impact

In terms of visual amenity, the rear extension, on its own, would not generally be visible in the streetscene.

Demolition of existing shed attached to the rear and replace with extension to existing 2 storey dwelling

The existing shed measures 5.295m x 3.28m (internal). The shed has a lean-to roof approx. 2.85m at max height, dropping to 2.6m, where it adjoins no.268.

The proposed extension would have a ground floor (measuring 5.87m x 3.6m) and first floor element (measuring approx. 4.9m x 5.3m) and an overall height of 5.2m (representing an increase of 2.6m at this location on the site). This is concerning to the Planning Authority because the existing site slopes downwards in an easterly direction and the dwellings located to the east are set a significant level below the level of the subject site. The proposed ridge height of 5.2m would read as much higher from adjacent properties and may be considered to be overbearing, especially considering that the structure would be constructed right to the boundary with no. 268. The Planning Authority considers that this element should be pulled back from the eastern boundary by a minimum of 1m. ADDITIONAL INFORMATION.

**Note: It is also noted that the shed, to be demolished, appears to be constructed at a different level than the existing dwelling (slightly higher). It is unclear if the two-storey structure to replace the shed will be constructed at the original level of the shed or if it will require cut and fill at this part of the site. In particular, the cross-sectional drawings do not appear to reflect the southern elevational drawing. This should be clarified, ADDITIONAL INFORMATION.

The proposal would provide a living room at ground floor – this would have a width of 3.6m. There would be other internal re-organisation at ground floor but no other changes. At first floor, an additional bedroom would be provided. The new bedroom would measure 5.4m x 3.7m. These measurements, even with the required 1m reduction in length, are in keeping with the relevant guidelines.

There would be no change to rear amenity space provision as a result of the proposal, which replaces an existing shed.

Creation of a full two-storey element by removing existing roof windows on southeast elevation and constructing a large first floor element comprising 4 large-scale viewing windows.

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The applicant describes the development as a dormer structure. However, the Planning Authority considers that the proposed development represents a full first floor element, where the southern façade runs flush with the existing ground floor façade; the windows are not considered to be dormer. The proposed design does not comply with the minimum standards required in the South Dublin House Extension Design Guide, which recommends that dormers:

- are set at least 100mm from the ridge of the roof,
- Are set at least 3 tile courses from the eaves, and
- sits below the ridgelines of the existing roof and matches the materials used in the main house.
- Does not obscure the main ridge and eaves features of the roof.
- extending the full width of the roof or right up to the gable ends should be avoided,
- dormer windows that are over-dominant in appearance or give the appearance of a flat roof should be avoided.

Based upon the above guidance, the Planning Authority considers that the proposed extension does not comply with policy and objectives as stated in the current Development Plan and supplementary house extension guidance. Furthermore, the overly large windows at first floor level (located between approximately 1.5m and 4.7m from the adjoining boundary to the south) may give rise to increased and unnecessary overlooking of existing rear residential amenity. A redesign of the proposed development, that mitigates the impact on neighbouring properties, particularly to the south and east should be sought by way of Additional Information. A dormer extension may be acceptable at this location where the windows are placed in the roof (as roof lights) and not in the side façade, as proposed.

In order to address these concerns, the applicant should be requested to submit revised plans which:

Demonstrate compliance with County Development Plan policy and objectives and meet minimum standards for house extensions as laid out in South Dublin House Extension Guidance. **ADDITIONAL INFORMATION.**

The proposed rooflight windows on the northern side of the roof and to the west (front) and providing light to a hallway, landing and stairwell are generally acceptable and would not give rise to unnecessary overlooking of adjacent properties.

Water Services

Irish Water and the Environmental Services Department have recommended standard conditions.

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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.

Other Considerations

Development Contributions

Extension – 46sq.m.

Previous extensions – 51.7sq.m (extension and attic conversion)

40sq.m exemption

The assessable area is 46sq.m

SEA Monitoring

Building Use Type Proposed Residential – extension

Floor Area (sq.m) 46

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.034

Conclusion

In conclusion it is considered that the proposed extensions are not acceptable and modifications are required to ensure that they development 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 **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The proposed design of the first floor 'dormer' element does not comply with the minimum standards required in the South Dublin House Extension Design Guide, which recommends that dormers:
 - are set at least 100mm from the ridge of the roof,
 - Are set at least 3 tile courses from the eaves, and
 - sit below the ridgelines of the existing roof and matches the materials used in the main

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house.

- do not obscure the main ridge and eaves features of the roof.
- extending the full width of the roof or right up to the gable ends should be avoided,
- dormer windows that are over-dominant in appearance or give the appearance of a flat roof should be avoided.

Having regard to the above guidance, the Planning Authority considers that the proposed extension does not comply with policy and objectives as stated in the current Development Plan and supplementary house extension guidance. Furthermore, the overly large windows at first floor level (located between approximately 1.5m and 4.7m from the adjoining boundary to the south) may give rise to increased and unnecessary overlooking of existing rear residential amenity. The applicant is requested to submit a redesign of the proposed development, that is designed to mitigate the impact on neighbouring properties, particularly to the south and east and also comply with Development Plan policy. In order to address these concerns, the applicant should be requested to submit revised plans which demonstrate compliance with County Development Plan policy and objectives and meet minimum standards for house extensions as laid out in South Dublin House Extension Guidance.

Note: A dormer extension may be acceptable at this location where the windows are placed in the roof (as roof lights) and not in the side façade, as proposed.

2. (a) The proposed rear extension would have an overall height of 5.2m (representing an increase of 2.6m at this location on the site). This is concerning to the Planning Authority because the existing site slopes downwards in an easterly direction and the dwellings located to the east are set a significant level below the level of the subject site. The proposed ridge height of 5.2m would read as much higher from adjacent properties and may be considered to be overbearing, especially considering that the structure would be constructed right to the boundary with No. 268. The Planning Authority requests that revised proposals (to include revised floor plans, site layout plan and elevational plans) be submitted that pulls the rear extension back from the eastern boundary by a minimum of 1m.
- (b) It is also noted that the shed, to be demolished, appears to be constructed at a different level than the existing dwelling (slightly higher). It is unclear if the two-storey structure to replace the shed will be constructed at the original level of the shed or if it will require cut and fill at this part of the site. In particular, the cross-sectional drawings do not appear to reflect the southern elevational drawing. The applicant is requested to clarify this matter and submit revised drawings accurately notating what development, including proposed levels, is proposed.

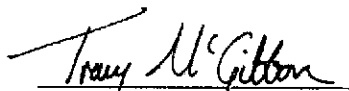
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REG. REF. SD21B/0526

LOCATION: 16, Oakcourt Park, Palmerstown, Dublin 20

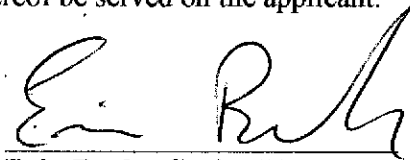


**Tracy McGibbon,
A/Senior Executive Planner**

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:

7/12/21



Eoin Burke, Senior Planner