

Comhairle Chontae Atha Cliath Theas

PR/1548/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0537 **Application Date:** 20-Oct-2021

Submission Type: New Application **Registration Date:** 20-Oct-2021

Correspondence Name and Address: SHD Engineers Nutgrove Enterprise Park,
Rathfarnham, Dublin 14

Proposed Development: Side and rear dormer attic extension for study/office space to existing dwelling roof and all associated site works.

Location: 79, Dodder Park Road, Dublin 14

Applicant Name: Andrew Byrne & Sarah Jane Byrne

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0289 hectares.

Site Description:

The application site contains a two storey, semi-detached house, located on Dodder Park Road in a row of similar dwellings. The surrounding area is residential in nature

Site visited:

12 November 2021

Proposal:

Permission is sought for the following:

- Flat roof rear dormer and angled side dormer to facilitate conversion of attic to study/office space.

Zoning:

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

Consultations:

Surface Water Drainage – No objection

SEA Sensitivity Screening

Indicates overlap with SFRA B

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Submissions/Observations /Representations

Submission expiry date – 23/11/2021

No submissions or objections received.

Relevant Planning History

SD08B/0488: Single storey extension to rear, new ground floor bay window to front with raised roof to existing single storey (garage conversion) to side and associated site works. **Permission Granted.**

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.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Attic conversions and dormer windows:

- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *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.*
- *Relate dormer windows to the windows and doors below in alignment, proportion, and character.*

Overlook and loss of privacy:

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

Relevant Government Guidelines

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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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 concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes a rear and side dormer to facilitate an attic conversion to study/office room. No other external alterations are noted from drawings.

Rear dormer

The rear dormer would be 2.805m wide and would extend past the slope of the hipped roof. The House Extension Design Guide states that dormers extending the full width of the roof should be avoided and that the impression of a 'flat roof' should be avoided. The overextension of the dormer would be visible from both the front and rear elevations and would set an undesirable precedent for similar works. In addition, the rear dormer would extend from the roof at a higher point than the side dormer creating a disjointed appearance. The applicant should be requested to redesign this dormer as part of **additional information**, ensuring the dormer does not extend past the intersection of the ridgeline of the roof and the slope of the hipped roof. The applicant may wish to consider altering the roof profile to provide a half-hip to accommodate the rear dormer as currently designed which would avoid the need for the proposed side dormer.

The side dormer would provide access to the converted attic through by a staircase. The dormer would be set down from the ridgeline and up from the eaves. The dormer would not be a conventional flat or pitched roof, rather it would have a flat roof which then slopes to facilitate a window before vertically connecting with the roof. This would give the appearance of mimicking the existing roof slope when viewed from the front. As previously stated, the side dormer would be located lower in the roofscape than the rear dormer, meaning a projection of the rear dormer would be visible above the side dormer when viewed from the front. As previously stated, this would create a disjointed appearance and would be unacceptable in terms of visual amenity. It is

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considered that a half hip roof profile would facilitate the proposed internal works better. The applicant should be invited to address these concerns by way of **additional information**.

It is noted that there is a similar side dormer extension to the dwelling to the west.

It is noted from the section provided that a ceiling height of 2.4m is provided. It should be noted by the applicant that to use the attic conversion as a habitable room, all relevant building regulations must be complied with.

Services, Drainage and the Environment

Water Services have reviewed the application and have no objection.

Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 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.

Conclusion

It is considered that the proposed development does not comply with the provisions of the South Dublin County Council Development Plan 2016-2022, and specifically the House Extension Design Guide. It is considered that the proposed dormers are unacceptable as currently presented and the applicant should be requested to submit further information addressing the following:

- The rear dormer should not extend past the existing ridgeline of the roof. In addition, the side dormer is considered to be visually unacceptable. The applicant should be invited to revise these proposals or consider the provision of a 'Dutch' hip roof profile, extending the ridgeline of the roof to accommodate the rear dormer, and replacing the side dormer.

Recommendation

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

1. The dormer windows as proposed are unacceptable given the awkward relationship between the two and the over extension of the rear dormer past the intersection of the

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existing ridgeline and the slope of the hipped roof. It is considered that alterations to the roof profile would accommodate the proposed internal works more effectively through the provision of a half-hipped or 'Dutch' hip roof profile, allowing for the rear dormer as currently proposed and removing the need for the side dormer. The applicant is requested to submit revised drawings as follows:

- The rear dormer should not extend past the existing ridgeline of the roof and the side dormer is considered unacceptable in terms of visual amenity. The applicant is requested to revise these proposals to ensure compliance with the House Extension Design Guide, providing a hipped roof dormer to the side and reducing the size of the rear dormer; OR
- The applicant is requested to submit revised drawings providing a half-hipped roof, removing the side dormer entirely and allowing for the rear dormer as per current proposals, ensuring the dormer does not extend past the intersection of the ridgeline and half-hip.

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REG. REF. SD21B/0537

LOCATION: 79, Dodder Park Road, Dublin 14

jjohnston

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: 13/12/21



Eoin Burke, Senior Planner