

# Comhairle Chontae Atha Cliath Theas

**PR/1594/21**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21B/0540      **Application Date:** 22-Oct-2021  
**Submission Type:** New Application      **Registration Date:** 22-Oct-2021

**Correspondence Name and Address:** Carl Flynn 4, Eden Grove, Rathfarnham, Dublin 16

**Proposed Development:** Conversion of attic to usable storage space; 3 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 'Dutch' hip; new window in gable wall at attic level.

**Location:** 4, Eden Grove, Rathfarnham, Dublin 16

**Applicant Name:** Carl Flynn

**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 0.024 hectares.

### **Site Description:**

The application site contains a two storey, semi-detached house, located on Eden Grove in a cul-de-sac of similar dwellings. The character of the wider area is residential in nature. The house has previously been extended at the rear.

### **Site visited:**

12 November 2021

### **Proposal:**

Permission is sought for the following:

- Rear dormer window to facilitate conversion of attic to storage space and plant room (32sq.m)
- Alterations to roof profile to provide a half-hip with window on gable wall at attic level
- 3 rooflights on front elevation and 1 rooflight on rear elevation

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – No objection

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### **Submissions/Observations /Representations**

Submission expiry date – 25/11/2021

No submissions or objections received.

### **Relevant Planning History**

None recorded for subject site.

### **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).*

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

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### **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 an attic conversion comprising flat roofed rear dormer and alterations to the roof profile, providing a half-hipped roof with side window. No other external alterations are noted from drawings.

### **Roof Profile Alterations**

The roof profile would be altered to include a 'Dutch' hip. From drawings this appears to be a token hip however, the neighbouring property to the south has undergone similar works (SD16B/0281) and from a site visit it appears the proposed roof profile would match the neighbouring property. A **condition** should be attached to ensure the hip is at the same angle as the original roof slope, to ensure visual amenity with the adjoining property.

A window would be located on the gable wall, serving the stairs to the attic. This is considered acceptable. A **condition** should be attached requiring this window is obscured glazing to protect privacy.

Based on the above, the alterations to the roof profile are considered acceptable in terms of residential and visual amenity.

### **Rear Dormer**

The dormer window would be located in the rear roof slope and would accommodate a converted attic to storage area and plant room. The dormer would be flat roofed and would be set down from the ridgeline and sufficiently up from the eaves by approximately 1.2 m. The dormer would create a new vantage point however, there are no dwellings directly to the rear of the house and therefore would not give rise to unacceptable levels of overlooking. The dormer would be set in from the shared boundary and would not result in harmful overshadowing or loss of light. Drawings show an internal ceiling height of 2.4m. It should be noted by the applicant that to be used as a habitable room all relevant building regulations must be complied with.

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Based on the above, the rear dormer is considered to be acceptable in terms of residential amenity.

### **Rooflights**

3 rooflights would be located on the front roofscape and 1 would be located on the rear roofscape to serve the attic storage. These are considered acceptable.

### **Services, Drainage and the Environment**

Water Services has reviewed the application and has stated 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.

### **Other**

#### **Development Contributions**

##### **Existing Extensions**

Kitchen – 6sq.m

##### **Application**

Attic conversion (habitable) – 32sq.m

Assessable area = Nil

### **SEA Monitoring**

Building Use Type Proposed:

Residential extension

Floor Area:

32sq.m

Land Type:

Brownfield/Urban Consolidation.

Site Area:

0.024 Hectares.

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#### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, and the scale of the proposed development, it is considered that, subject to the conditions set out below, the proposed development 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. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

#### **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.

#### **SECOND SCHEDULE**

##### **Conditions and Reasons**

1. Development in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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 commencement, the applicant shall lodge revised drawings showing the following or as otherwise agreed with the Planning Authority in writing:
  - (a) The slope of the half-hip shall match the angle of the existing roof
  - (b) The window on the side elevation shall be obscured glazing.REASON: In the interests of visual amenity and the protection of privacy.
3. (a) External Finishes.  
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

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REASON: In the interest of visual amenity.

(b) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) 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.

(c) 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.

(d) 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

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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 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 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.

**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.

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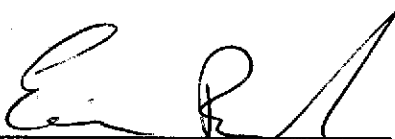
**REG. REF. SD21B/0540**

**LOCATION: 4, Eden Grove, Rathfarnham, Dublin 16**

*jjohnston*  
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**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:** 13/12/21

  
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**Eoin Burke, Senior Planner**