

Comhairle Chontae Atha Cliath Theas

PR/1607/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0552 **Application Date:** 29-Oct-2021
Submission Type: New Application **Registration Date:** 29-Oct-2021

Correspondence Name and Address: Jason Walsh Architectural & Engineering Services
12, Ard Mor Crescent, Tallaght, Dublin 24

Proposed Development: Attic conversion with dormer roof to rear plus changing of existing roof profile from hipped to new mini Dutch roof and 2 'Velux' rooflights to front roof slope and removal of existing chimney stack plus construct a single storey rear extension and all associated site works.

Location: 38, Woodlawn Park Avenue, Dublin 24

Applicant Name: James & Jill Donnelly

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.02 hectares.

Site Description:

The application site contains a two-storey, semi-detached house located on Woodlawn Park Avenue, a cul-de-sac bounding Firhouse Road, in a row of similar dwellings. The area is primarily residential in nature.

Site visited:

12 November 2021

Proposal:

Permission is sought for the following:

- Attic conversion with dormer in the rear roofscape (12sq.m)
- Change of roof profile to a mini 'Dutch' hip
- 2 rooflights on front roof slope
- Removal of existing chimney stack
- Single storey rear extension (31sq.m)

Zoning:

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

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Consultations:

Surface Water Drainage – No objection, conditions recommended

Irish Water – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 02/12/2021

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*

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*

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.*

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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).

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 and 2 front rooflights and the removal of the existing chimney. In addition, a flat roof single storey rear extension is proposed. No other external alterations are noted from drawings.

Rear Dormer and Roof Profile Alterations

The existing hipped roof would be altered to a 'Dutch' hip to allow for a large flat roof rear dormer and internal access to the attic. A window would be provided on the side elevation to provide light to the stairs, with 2 rooflights on the front elevation providing additional light to the attic space. There is no objection to the principle of the proposed roof alterations and dormer window. In the event of a grant a **condition** should be attached requiring the side window to be obscure glazing, to protect privacy and amenity.

Although the dormer would create a new vantage point, it is not considered that it would give rise to unacceptable levels of overlooking. There is a separation distance of approximately 24m between the house and neighbouring residential properties to the rear. The dormer would be set in from the shared boundary and would not result in harmful overshadowing or loss of light. It is therefore considered that the proposed rear dormer would not be materially harmful to residential

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amenity and the principle of the extension is therefore considered to be acceptable. It is noted from the section provided that a ceiling height of approximately 1.8m would be achieved. It should be noted by the applicant that to use the attic space as a habitable room all relevant building regulations must be complied with.

Elevations and the roof plan indicate that the tiling for the extended roof would not integrate directly with the existing roof, with the existing ridge tiles retained, creating an unacceptable break in the roof slope. Elevations and plans inconsistently show a rooflight straddling the ridge tiles at different points and this is considered unacceptable in terms of visual amenity. The site layout plans are inconsistent with the elevations and roof plan, showing a fully integrated roofscape that does not differentiate between the existing and proposed roof, this is preferred by the Planning Authority. A **condition** should be attached to any grant of permission requiring the applicant to submit revised plans and elevations as relevant, showing the full integration of the existing and proposed roof consistently across all drawings.

The rear contiguous elevation is inconsistent with the rear elevation and attic floor plan in terms of showing the number of windows proposed for the dormer, with the floor plan and rear elevation indicating one large window and the rear contiguous elevation showing two windows. A **condition** should be attached to any grant of permission.

Single-Storey Rear Extension

The rear extension would be approximately 31sq.m with a flat roof and a maximum height of 3.3m, parapet wall height 3.6m. The extension would be rendered to match the existing dwelling, with aluminium sliding doors on the rear elevation and a high-level window on the southern side elevation. The extension would be the full width of the existing dwelling, constructed up to the eastern side boundary and leaving a distance of 0.7m to the western boundary. The extension would be 5.415m in depth, in excess of 50% of the depth of the existing dwelling, which is approximately 8.7m at its maximum. Table 11.20 of the Development Plan requires a minimum of 60 sqm private open space for a 3-bedroom property. A garden of approximately 45sq.m would be retained, measured from drawings. It is noted from Google Earth that a large garden shed appears to be located at the southwest corner of the property, this is not shown on the site plan and would further reduce the size of rear garden retained. It is noted that under exempt development a garden size can be reduced to 25sq.m.

The property to the west has an extension that extends approximately 3m from the rear building line. Given the orientation of the houses it is considered that some impacts in terms of overshadowing may be experienced by the neighbouring property as a result of the proposed extension, which would extend past the rear building line of the adjacent property at a height of 3.3m. There is an existing boundary between the two properties and the additional height of the extension above this is not considered to be significant enough to cause concern. It is noted that no submissions were received from the neighbouring dwelling raising concerns.

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Based on the above, the rear extension is considered acceptable.

Services, Drainage and the Environment

Water Services and Irish Water have reviewed the application and have both stated no objection subject to standard conditions being applied in the event of a grant of permission.

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

Proposed extensions

Rear extension: 31sq.m

Non-habitable attic: 27sq.m

Assessable area = Nil

SEA Monitoring

Building Use Type Proposed:

Residential extension/non-habitable attic

Floor Area:

58sq.m

Land Type:

Brownfield/Urban Consolidation.

Site Area:

0.02 Hectares.

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.

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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 and Revised Drawings
Prior to the commencement of development the applicant shall submit:
 - (a) revised rear contiguous elevation showing the number of windows proposed on the dormer elevation consistent with the floor plan and elevation and showing one large window
 - (b) revised plan and elevation drawings accurately showing the seamless integration of the existing and proposed roof slopes and omission of the ridge tiles of the existing hipped roof.
 - (c) The window on the side elevation serving the attic stairs shall be obscured glazing.REASON: to ensure accurate drawings and in the interest of visual amenity.
3. Water and Foul Water.
All works shall comply with the Irish Water Standard Details for Water Infrastructure and the Irish Water Standard Details for Wastewater (mandatory for all Irish Water Connection Agreement Offers issued after 6th June 2016 and available at <http://www.water.ie/help-centre/connections>)
REASON: In the interest of public health and to ensure adequate water and wastewater facilities.

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4. (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 - 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.

(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-

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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 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/0552

LOCATION: 38, Woodlawn Park Avenue, Dublin 24



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: 14/12/21



Eoin Burke, Senior Planner