

Comhairle Chontae Atha Cliath Theas

PR/1650/21

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0473 **Application Date:** 08-Sep-2021
Submission Type: Additional **Registration Date:** 01-Dec-2021
Information

Correspondence Name and Address: Kevin Tiernan Architect Services 19, Aranleigh Gardens, Rathfarnham, Dublin 14

Proposed Development: Attic conversion for storage with dormer window to the rear; raised gable with new obscure window to the side; removal of chimney.

Location: 109, Orwell Park View, Dublin 6w

Applicant Name: Alan Landers

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated 0.0222 hectares.

Site Description:

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

Site visited:

13 September 2021

Proposal:

Permission is sought for the following:

- Attic conversion to storage area (27sq.m)
- New rear dormer with flat roof
- Raised gable to side with obscure window to former half-hipped roof profile
- Removal of chimney

Zoning:

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

Consultations:

Surface Water Drainage – no objections

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Submissions/Observations /Representations

Submission expiry date – 12/10/2021

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
- Screening for 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 to storage comprising one dormer window to the rear and alterations to the roof profile to create a 'half-hipped' roof with window to the side. No other external alterations are noted from drawings.

Rear dormer

The dormer window would be located in the rear roof slope and would accommodate a converted attic to storage area. The dormer would be flat roofed and would be set down from the ridgeline and up from the eaves. Materials would match the existing dwelling. It is noted that the floor to ceiling height of the attic space is approximately 1.9m meaning the converted attic space cannot be used as a habitable room.

Although the dormer would create a new vantage point, 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. There is a separation distance of approximately 29m 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 amenity and the principle of the extension is therefore considered to be acceptable.

Alterations to roof profile

It is proposed to remove the existing chimney and alter the roof profile, incorporating a raised gable end to create a half-hipped roof to facilitate the inclusion of a staircase to access the attic storage area. It is considered that, given the proposed ridge length of the roof (6m), the resulting hip of the roof is 'token'. The amended hip of the roof must be more pronounced for it to be properly considered as a half hip/'Dutch' roof profile. This can be addressed by **additional information**. The rear dormer should not extend past the intersection of the existing roof ridge line and the proposed half hip. This can be addressed by **additional information**. There is no objection to the removal of the chimney.

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The House Extension Design Guide states that half-hipped roof extensions will rarely be acceptable. It is noted that other properties on Orwell Park View have undergone similar works, most relevant being Reg. Ref. SD18B/0474. It is considered that the proposal aligns with the emerging character of development in the area and, with the stated revisions, would be acceptable in terms of residential and visual amenity.

A window is proposed on the side elevation and it is stated this will comprise obscured glazing. This is considered appropriate and in the interests of protecting the residential amenity of the neighbouring house and should be guaranteed by **condition** in the event of a grant of permission.

Services, Drainage and the Environment

Water Services has assessed the proposal and has no objections.

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

Non-habitable attic: 27sq.m

Assessable area = Nil

SEA Monitoring

Building Use Type Proposed:

Residential extension/non-habitable attic

Floor Area:

27sq.m

Land Type:

Brownfield/Urban Consolidation.

Site Area:

0.0222 Hectares.

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Conclusion

The proposed dormer window and hipped roof are considered to be acceptable in principle. However, **additional information** is required to address concerns about the token nature of the half-hipped roof profile.

Recommendation

Request Further Information

Further Information

Further Information was requested on 02/11/2021

Further Information was received on 01/12/2021

Consultations

No further consultation required

Submissions/Observations

No further submissions/observations were received

Further Information Requested:

The further information requested was as follows:

- 1) It is considered that the proposed raised gable provides a 'token' half-hip roof profile. The applicant is requested to provide a substantive 'Dutch' hip roof which includes the follows:
 - (a) The angle of the half-hip/'Dutch' hip shall be the same as the angle of the existing roof.
 - (b) The proposed dormer structure shall not project beyond the intersection of the ridge roof of the dwelling and that of the new 'Dutch' hip roof.

Assessment

The applicant has submitted additional elevational drawings along with a cover letter from the agent date stamped 1 December 2021.

Item 1 – Roof Profile

Revised elevations have been submitted showing a more pronounced Dutch hip roof profile. This revision is considered acceptable. The elevation shows that dormer would not extend past the intersection of the ridgeline and the Dutch hip roof however, a revised roof plan has not been submitted confirming this.

It is noted from drawings that the dormer window has been shifted slightly in the roofscape towards the adjoining property to the south east to facilitate the roof alterations. Revised floor and roof plans have not been submitted showing this change. A **condition** should be attached to a grant of permission requiring final plans consistently showing the location of the dormer are submitted for agreement with the Planning Authority prior to commencement of development.

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Other

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Proposed extensions

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SEA Monitoring

Building Use Type Proposed:

Residential extension/non-habitable attic

Floor Area:

27sq.m

Land Type:

Brownfield/Urban Consolidation.

Site Area:

0.0222 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.

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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by

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Further Information received on 01/12/2021, 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. Floor and Roof Plans

An accurate plan for the attic level and roof shall be submitted pre-commencement of development. These plans will show the final location of the dormer window in the roofslope.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

3. Side Window

The window on the side elevation shall be obscure glazing.

REASON: To ensure the protection of privacy.

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) 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.

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(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 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.

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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/0473

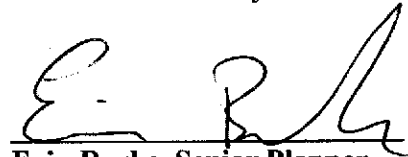
LOCATION: 109, Orwell Park View, Dublin 6w



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: 20/12/21



Eoin Burke, Senior Planner