

Comhairle Chontae Atha Cliath Theas

PR/0016/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0564 **Application Date:** 05-Nov-2021
Submission Type: New Application **Registration Date:** 05-Nov-2021
Correspondence Name and Address: Killian O'Driscoll 42, St. Domhnach's Well, Sutton, Dublin 13
Proposed Development: Removal of hip roof and replace with a full gable with window at attic space level; convert attic space to storage space with rear dormer and 2 rooflights to front roof elevation; enclose existing open porch at ground level with pitched roof over.
Location: 23, Cannonbrook Court, Lucan, Co. Dublin
Applicant Name: Fearghal & Aine Lawlor
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site visit: 08/12/2021

Site Area: 0.0217

Site Description:

The site is located within Cannonbrook Court residential estate and contains a two-storey, semi-detached dwelling with hipped roof profiles. The streetscape is characterised by semi-detached houses of similar form and appearance around a green open space. Roof profile changes and rear dormer windows are not in abundance in the area.

Proposal:

- Removal of hip roof and replace with a full gable with window at attic space level;
- convert attic space to storage space with rear dormer and 2 rooflights to front roof elevation;
- enclose existing open porch at ground level with pitched roof over.

Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage – No objections subject to conditions.

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SEA Sensitivity Screening – No overlap indicated.

Submissions/Observations /Representations

None for subject site.

Relevant Planning History

None for subject site.

Adjacent sites:

SD20B/0103 - 13, Cannonbrook Court, Lucan, Co. Dublin. Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window and 'Dutch' hip and new access stairs.

Decision: Grant Permission.

SD13B/0279 - 54, Cannonbrook Court, Lucan, Co. Dublin. Raising of gable wall to form 'Dutch' hip to facilitate stairs into proposed attic conversion to storeroom with 'Velux' roof windows to front and rear with internal alterations to house and all ancillary site and drainage works.

Decision: Grant Permission.

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.

Policy H18 Objective 2:

- 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 11.2.7 Building Height

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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 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

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

Overlooking 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 (2009).

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity

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- Services and drainage.

Zoning and Council Policy

The change in roof profile and an attic conversion is consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

Residential & Visual Amenity

Having regard to the surrounding area and the predominant character of hipped roof profiles that are prevalent in the Cannonbrook Court area surrounding the open green space, it is considered that the proposed modification of existing roof structure to a fully gable pitched roof profile would create a visual imbalance and would in turn detract from the existing symmetry of this established road. The proposal would not be in keeping with the overall design of the dwellings located in the vicinity of the site. The applicant shall be requested to modify by **condition** that the fully pitched roof profile to a half-hipped roof profile that should not be visually prominent at this mid road location. It is noted that the site is facing a green and the detached house next to the end house on this road and would be would need to retain a moderate visual roofline balance with a modified half-hipped proposal. The proposal subject to a redesigned roof proposal is considered visually acceptable in this context.

Dormer windows are not evident in the immediate area, and in this instance, it is considered that the proposed dormer roof would not be visually prominent at this location of semi-detached dwellings, the change in roof profile is built away from the main road and not on a prominent corner.

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. The conversion is proposed as a non-habitable space; a **note** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations. The proposed gable attic window shall also be **conditioned** to be frosted to eliminate any overlooking to the property to the west.

Enclosing Front Porch

The proposed enclosing of the existing front porch does not project beyond 1.5m and is consistent with the House Extension Design Guide (2010) and acceptable to the visual and residential amenity of the surrounding area.

Rear Dormer Window

The House Extension Design Guide recommends that dormers are set at least 100mm from the ridge of the roof and at least three tile courses from the eaves. The proposed rear dormer window

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is not positioned below the ridgeline of the existing dwelling and shall be **conditioned** to do so. The dormer proposal is three tile courses above the eaves of the existing dwelling. The scale/design and window used in the proposed flat-roofed dormer window is considered to be broadly consistent to the recommendations of the Council's House Extension Design Guide in relation to design of dormer extensions and as such, subject to conditions would be in accordance with the proper planning and sustainable development of the area.

This development would enable the conversion of the attic providing an acceptable balance between the adaptable re-design of a house and providing accommodation that meets the needs of families, so that the life cycle and use of that building can continue, therefore, a grant of permission is recommended.

Services & Drainage

Surface Water Drainage has no objections subject to including Sustainable Drainage Systems (SuDS) and standard conditions being attached for the development 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 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.

Development Contributions Assessment Overall Quantum

Attic Conversion /Dormer window: 21sq.m (non-habitable)
Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 21sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.0217

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to 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 proposal would be consistent 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 the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
 - (i) The applicant shall submit revised elevational drawings, cross-sectional drawings and floor plans that clearly demonstrate compliance with County Development Plan policy. In this regard the fully pitched roof profile shall be amended to a half-hipped roof profile.
 - (ii) The applicant shall submit revised elevational drawings, cross-sectional drawings and floor plans that indicate the dormer is set at least 100mm below the ridge of the roof and

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at least three tile courses from the eaves. The dormer shall not protrude beyond the half-hip.

REASON: In the interests of visual amenity.

3. (a) Modifications to dormer.

The following amendment to the design shall be carried out:

The attic window on the gable elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

REASON: In the interest of residential amenity.

(c) 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.

(d) Drainage - Surface Water.

(i) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(ii) 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.

(e) 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.

(f) 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

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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 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.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

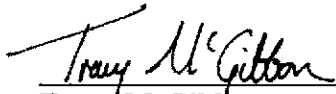
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REG. REF. SD21B/0564

LOCATION: 23, Cannonbrook Court, Lucan, Co. Dublin

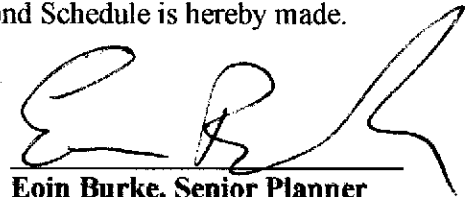


**Tracy McGibbon,
A/Senior Executive Planner**

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:

10/1/22



Eoin Burke, Senior Planner