

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

**Reg. Reference:** SD21B/0482      **Application Date:** 10-Sep-2021  
**Submission Type:** Additional      **Registration Date:** 07-Dec-2021  
Information

**Correspondence Name and Address:** Stephen & Kasia Slattery 26, Fortfield Square,  
Terenure, Co. Dublin 6W

**Proposed Development:** Provision of first floor side extension and roof over existing garage; demolition of existing single storey back extension; new single storey back extension; conversion of attic to habitable room; new dormer window to existing back roof; two rooflights to back roof; widening of existing vehicular entrance to 3.6m; all associated works.

**Location:** 129, Templeville Drive, Dublin 6w

**Applicant Name:** Stephen & Kasia Slattery

**Application Type:** Permission

(EW)

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

Site visit: 30/09/2021

Site Area: 0.05

### **Site Description:**

The site is located within the established Templeville Drive and contains a two-storey, semi-detached dwelling with hipped roof profile. It is noted that No. 129 is directly viewed from an adjacent road, Templeville Drive (north), and truncates this vista. The subject roof profile, full hip, forms an uninterrupted uniformity/symmetry at this immediate location and these hipped roofed semi-detached houses are all of a similar form and appearance. There are differences in roof types and dwelling designs within a relative distance from the site, but the existing dwelling is adjacent to similar dwelling types. Rear dormer windows are noted in the area and the external finishes on the front elevation of the dwelling comprise pebble dash and red brick finishing.

### **Proposal:**

- Provision of first floor side extension and roof over existing garage;
- demolition of existing single storey back extension;
- new single storey back extension;

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

- conversion of attic to habitable room; new dormer window to existing back roof;
- two rooflights to back roof;
- widening of existing vehicular entrance to 3.6m; all associated works.

### **Zoning:**

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

### **Consultations:**

*Surface Water Drainage:* No objection subject to conditions.

*Roads:* No objection subject to conditions.

*SEA Sensitivity Screening –* No overlap indicated.

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

None for subject site.

### **Relevant Planning History**

None for subject site.

### **Adjacent sites**

SD21B/0350 - 73, Templeville Drive, Templeogue, Dublin, 6W. **Granted Permission** for a first floor extension to the side along with attic conversion complete with new dormer window to the rear; single storey extension to the rear along with a new tiled roof to the conservatory and all associated site works.

\*\*The Planning Authority notes that the development granted at this location ensured that change in roof profile and side extension were subservient to the original dwelling design and did not compete with the principal building. This site was also located a significant distance from the subject site and comprised a detached dwelling.

### **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*

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

- 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*

#### *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.***

### **Relevant Government Guidelines**

***Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities***, Department of the Environment, Heritage and Local Government (2009).

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

*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
- Services and drainage.

### ***Zoning and Council Policy***

The change in roof profile and an attic conversion with side and rear extension 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***

#### **Alterations to Roof Profile**

Having regard to the surrounding area and the predominant character of hipped roof profiles that are prevalent in the Templeville Drive area and specifically in proximity to the subject site, which forms an uninterrupted set of dwellings where the original character has been maintained, it is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The proposal would not be in keeping with the overall design of the dwellings located in the vicinity of the site to the south of the road. It is also noted that the subject site is directly viewed from Templeville Drive (north) and partially truncates this view. The applicant should be requested to submit revised roof profile proposals that demonstrate that the side extension and roof extension is subservient to the original structure and reads as an addition. The applicant should explore the provision of a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid road location. Specifically, the front façade of the first-floor side extension and correlating roof should be set back from the existing front building line by a minimum of 0.5m.

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

### Rear Dormer Window

Dormer windows are evident in the immediate area, and in this instance, it is considered that the proposed dormer roof would not be visually prominent at this mid road location of semi-detached dwellings. The proposed structure is set below the existing ridge and is set back by three tile courses and meets minimum standards as stated in the current County Development Plan. The structure and two rear roof lights are generally considered to be acceptable consistent with the recommendations of the Council's House Extension Design Guide in relation to design of dormer extensions.

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 habitable space and the cross-sectional drawings indicate that a floor to ceiling height of 2.4m can be achieved. If permission is to be granted 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 does not indicate any gable attic window and therefore shall not cause any overlooking to the property to the east.

### Side Extension

The proposed two-storey side extension is built above the existing garage and projects from the gable elevation by 2.7m in a westerly direction. The first-floor gable proposal is built within the existing footprint of the ground floor garage and is generally considered acceptable, subject to being set back by a minimum of 0.5m (refer to Alterations to Roof Profile Section above). The proposed front elevation of the side extension introduces a contemporary element with dark rendered materials and large 'viewing' window. The Planning Authority is not opposed to the introduction of contemporary designs and actively welcomes these. Notwithstanding this, it is considered that the proposed pitched roof profile in conjunction with aspects to the proposed design would render a significant imbalance to the set of semi-detached dwellings, of which the subject site forms one half. The Planning Authority considers that this perceived imbalance may be overcome by setting the building line of the side extension back away from the original building line and to amend the proposed roof profile to ensure subservience. The applicant should demonstrate that revised proposals are in accordance with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010). A photomontage may be helpful to support the contemporary nature of the design.  
ADDITIONAL INFORMATION.

### Rear Extension

The rear proposal is built within a portion of the existing footprint of the demolished rear living room. The proposed single storey rear extension would abut the shared boundary with the neighbouring property to the east and west of the site. It is considered that the 43.12sq.m flat roof proposal would not be significantly injurious to the amenities of the adjacent properties east or west of the site. The pattern of development in the area has a prevalence of rear extensions. No undue issues of overshadowing are envisaged. The minimum private open space requirement

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

is comfortably achieved and considered to provide sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions.

### ***Vehicular Entrance***

The Roads Department states no objections, subject to conditions, one of which limits the widening of the vehicular entrance to a maximum width of 3.5m in line with current policy.

The conditions of the Roads Department are noted and shall be applied in the event of a grant of permission.

### ***Services & Drainage***

Surface Water Drainage has no objections subject to including water butts as part of Sustainable Drainage System (SuDS) features for the proposed development and standard conditions being attached for the development in the event of a grant of permission. These are noted and shall be 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 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**

Side/Rear/Attic Extension:	86sq.m
Assessable Area:	46sq.m

### **SEA Monitoring Information**

Building Use Type Proposed:	Residential- Extension
Floor Area:	86sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.05

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

### **Conclusion**

Additional information should be sought to amend the design of roof and side extension.

### **Recommendation**

Request Further Information.

### **Further Information**

Further Information was requested on 04/11/21

Further Information was received on 07/12/21

### **Consultations**

*No reports required.*

### **Submissions/Observations**

No further submissions/observations received.

The Further Information requested is as follows:

The Planning Authority considers that the proposed fully pitched roof profile would not be in keeping with the character development in proximity to the subject site, having regard to the predominant hipped roof profiles at this location, specifically where there is an uninterrupted set of dwellings that retain the original character and features. Furthermore, the subject site partially contributes to truncation of an existing vista from Templeville Drive (north). It is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The applicant is therefore requested to submit revised proposals (including revised elevational plans, cross sectional plans, floor plans and roof plan) for the first-floor extension, front elevation and roof profile to address the above, in particular:

- (1) The revised design/proposals should demonstrate that the side extension and roof extension is subservient to the original structure and reads clearly as an addition.
- (2) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location.
- (3) The front façade of the first-floor side extension and correlating roof structure should be set back from the existing front building line by a minimum of 0.5m.

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

(4) Demonstrate that the proposal is in accordance with the South Dublin County Council House Extension Design Guide (2010).

### **Assessment**

The applicant has submitted a drawing titled *P.01 Additional Information / Contiguous Elevation, Plans & CGI views* from the agent *Stephen Slattery* dated 02<sup>nd</sup> December 2021.

- (1) The revised design/proposals demonstrate that the side extension and roof extension is subservient to the original structure.
- (2) The applicant has submitted revised proposals for the provision of a half-hipped roof profile that now harmonises with the surrounding streetscape and would be less visually prominent at this mid-street location.
- (3) The front façade of the first-floor side extension and correlating roof structure are now set back from the existing front building line by 0.5m.
- (4) The revised proposal now clearly demonstrate consistency with the South Dublin County Council House Extension Design Guide (2010).

The Planning Authority notes that the submitted drawing outlines a redesign of the roof profile that incorporate a half-hipped gable roof configuration as requested, which is both in keeping with the character of the dwelling design and the area. The proposal is now consistent to policies and objectives of the current County Development Plan and guidance set out in the South Dublin County Council House Extension Design Guide (2010) therefore a grant of permission is recommended.

### **Development Contributions Assessment Overall Quantum**

Side / Rear / Attic Extension:	86sq.m
Assessable Area:	46sq.m

### **SEA Monitoring Information**

Building Use Type Proposed:	Residential- Extension
Floor Area:	86sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.05

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, existing permissions for similar type development, the location of the site away from a prominent and highly visible site, the overall design and scale of the development proposed it is considered that, subject to condition to redesign the proposed roof profile, the proposed development would not



# **Comhairle Chontae Atha Cliath Theas**

**PR/0039/22**

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

seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with the proper planning and sustainable development of the area.

### **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 Further Information received on 07/12/21, 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. Roads.
  - (i) Footpath and kerb shall be dishd and widened and a dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense.
  - (ii) The footpath and kerb shall be dishd and widened to the full width of the proposed widened driveway entrance at a maximum width of 3.5m.
  - (iii) Any gates shall open inwards and not out over the public domain.REASON: In the interest of public safety and the proper planning and sustainable development of the area.
3. Surface Water.
  - (i) Water butts shall be provided as part of Sustainable Drainage System (SuDS) features for the proposed development.
  - (ii) All works shall comply with the Building Regulations -Technical guidance document-

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

Part H Drainage and Wastewater disposal.

(iii) There shall be complete separation of the foul and surface water drainage for the proposed development.

(iv) All works for this development shall comply with the requirements of 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.

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) 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.

# Comhairle Chontae Atha Cliath Theas

**PR/0039/22**

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

(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-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.

### 5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €4,806.54 (four thousand eight hundred and six euros and fifty four cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is commenced as outlined in the South Dublin County Council Development Contribution

# **Comhairle Chontae Atha Cliath Theas**

**PR/0039/22**

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

Scheme 2021 - 2025.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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.


**Comhairle Chontae Atha Cliath Theas**

**PR/0039/22**

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

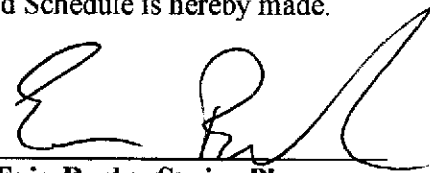
**REG. REF. SD21B/0482**

**LOCATION: 129, Templeville Drive, Dublin 6w**

  
**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:** 12/1/22

  
**Eoin Burke, Senior Planner**