

Comhairle Chontae Atha Cliath Theas

PR/0015/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0569 **Application Date:** 09-Nov-2021
Submission Type: New Application **Registration Date:** 09-Nov-2021
Correspondence Name and Address: Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14
Proposed Development: Attic conversion for storage; raised gable to the side; dormer window to rear; new side gable window; 2 'Velux' windows to front.
Location: 173, Orwell Park View, Dublin 6w
Applicant Name: Fiona Herraghty & Richard Dempsey
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0217 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.

Proposal:

Permission is sought for the following:

- New rear dormer with flat roof and two windows to facilitate attic conversion to storage area with two rooms (27sq.m)
- Two rooflights on front roof slope
- Raised gable to side with window to form half-hipped roof profile with new window on side elevation
- Removal of chimney

Zoning:

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

Consultations:

Surface Water Drainage – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 30/12/2021

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No submissions or observations were 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).

Assessment

The main issues for assessment concern the following:

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- 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 a two room attic conversion to storage comprising a dormer with two windows to the rear and alterations to the roof profile to create a 'half-hipped' roof with window to the side and two rooflights on the front roof slope. The chimney would be removed to facilitate the conversion. 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 comprised of two rooms. 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. From the plans submitted it appears that the proposed floor plan might facilitate a bedroom and en-suite bathroom. A note should be attached advising the applicant that if the room is to be used for habitation it must comply with the building regulations. The floor to ceiling height of 1.981m shown on the section provided would not comply with building regulations and therefore the space could not 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 25m 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 converted attic. 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, with a general rule of thumb being that the half hip should account for

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a third of the distance between the ridge height and the roof gutter. This can be addressed by **additional information**. In amending the proposals for the half-hipped roof, it should be noted by the applicant that the rear dormer should not extend past the intersection of the existing roof ridge line and the proposed half hip. This will need to be addressed by **additional information**. There is no objection to the removal of the chimney.

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. SD21B/0473 and 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. A **condition** should be attached to any grant of permission requiring this window to be obscured glazing, in the interests of protecting privacy and residential amenity.

Services, Drainage and the Environment

Water Services have reviewed the application and have stated no objection subject to a standard **condition** on the inclusion of water butts as part of the development. It is considered that this would be difficult to enforce.

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.

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.

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Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. It is considered that the proposed raised gable provides a 'token' 'Dutch' hip roof profile. The applicant is requested to submit revised drawings (plans, elevations and sections as necessary) incorporating amendments to the roof profile, ensuring the half-hipped detail is more pronounced and making note of the following:
 - (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.
 - (c) the depth of the 'Dutch' hip should be approximately one third the distance between the ridge of the roof and the gutter level of the roof (some flexibility will be allowed to ensure head height on the attic stairwell).

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REG. REF. SD21B/0569

LOCATION: 173, Orwell Park View, Dublin 6w

jjohnston
Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

11/1/22

E. R. A.
Eoin Burke, Senior Planner