

Comhairle Chontae Atha Cliath Theas

PR/0072/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0582 **Application Date:** 16-Nov-2021
Submission Type: New Application **Registration Date:** 16-Nov-2021
Correspondence Name and Address: Ross Somers 26a, Maywood Lawn, Raheny, Dublin 5
Proposed Development: Construction of attic conversion with dormer to rear with flat roof; raising of existing gable wall; associated alterations to the profile of the existing roof along with dutch hip to side.
Location: 40, Weston Way, Lucan, Co. Dublin
Applicant Name: Paul & Marlene Duffy
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Visit: 22/12/2021

Site Area: 0.03 Ha

Site Description:

The site is located on a corner location in the residential area of Weston, Lucan and contains a two-storey semi-detached dwelling with a hipped roof profile. The streetscape is characterised by dwellings with a mixture of architectural styles in form and appearance. The subject dwelling has a hipped roof however property directly adjacent to the east has a pitched roof, the properties to the south are bay fronted hipped dwellings. Dormer structures are not prevalent in the surrounding area.

Proposal:

- Construction of attic conversion with dormer to rear with flat roof;
- raising of existing gable wall; associated alterations to the profile of the existing roof along with 'Dutch' hip to side.

Zoning:

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

Consultations:

Surface Water Drainage: No objections, standard conditions apply.

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SEA Sensitivity Screening: No overlap indicated.

Submissions/Observations /Representations

None recorded for subject site.

Relevant Planning History

SD20B/0133 – **Granted Permission** for the construction of a single storey front and side extension with lean to roof; altered front entrance and altered front windows along with the construction of a single storey rear extension with open roof.

Adjacent sites

No relevant to subject proposal.

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

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

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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.

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.

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).

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage.

Zoning and Council Policy

The extension to the dwelling 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 proposed modification of the existing roof structure, it is noted under the House Extension Design Guide:

“Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street”.

In this instance the subject site is not facing a green area and is located within a small cul de sac enclave. The variety of architectural styles to the east and south of the site, would allow for a modest roof change, having regard to the lack of uniformity of the surrounding streetscape. It is deemed that a change of roof profile from hipped to half-hipped at this location would not be highly evident and would be generally be in keeping with the character of the surrounding area, would accord visually in this location and would generally be consistent to County Development Plan policy and objectives.

Although dormer windows are not prevalent in the immediate area, it is considered that in this instance the proposed dormer roof would not be overall visually prominent. The change in roof profile is built away from the main road and notably facing westwards to a large rear garden in Hawkrigde Road.

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.

Rear Dormer Structure

To the rear of the dwelling, a flat roofed dormer structure is proposed under the ridgeline level of the main dwelling. The window broadly matches the existing rear windows. The dormer

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structure shall be **conditioned** to be three tile courses back from the eaves of the roof to be consistent with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010. A grant of permission is recommended.

Services & Drainage

Regarding surface water drainage and flood risk, the standard **conditions** shall apply in the event of a grant of permission.

Regarding Irish water, no report was received however it is noted that no new water connection is proposed.

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

Development Contributions Assessment Overall Quantum

Attic Conversion /Dormer window: 35sq.m (non-habitable)
Assessable Area: NIL

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 35sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.03

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed 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 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. Modifications to Dormer Window.
 - (i) The dormer window structure shall be recessed back three tile courses from the rear eaves of the house.
 - (ii) Prior to commencement of development, a full set of revised drawings (which shall include elevational drawings, cross-sectional drawings) clearly showing a revised dormer window profile in compliance with item (i) shall be submitted for the Planning file.
REASON: In the interests of clarity and to comply with planning policy and sustainable development, and visual amenity.

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3. (a) Amendments - Glazing.

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

REASON: In the interest of residential amenity.

(b) 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.

(c) Drainage - Surface Water.

i) Water butts shall be provided as part of SuDS (Sustainable Drainage Systems) for proposed development.

ii) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

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

iv) 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.

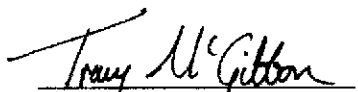
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REG. REF. SD21B/0582

LOCATION: 40, Weston Way, Lucan, Co. Dublin

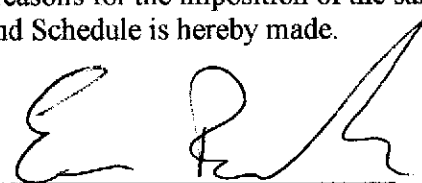


**Tracy McGibbon,
A/Senior Executive Planner**

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:

19/1/22



Eoin Burke, Senior Planner