

Comhairle Chontae Atha Cliath Theas

PR/0092/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0584 **Application Date:** 17-Nov-2021
Submission Type: New Application **Registration Date:** 17-Nov-2021

Correspondence Name and Address: Diarmuid Phelan Hollymount, Ballaghmore, Borris-in-Ossory, Co. Laois

Proposed Development: Conversion of the existing attic to provide a new bedroom and en-suite; alter the existing hipped roof profile and ridge height; dormer window to the rear.

Location: 139, Monalea Grove, Firhouse, Dublin 24

Applicant Name: Anthony Geraghty & Laura Eakins

Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Area

0.054 Ha.

Site Description

The site accommodates a 2-storey, semi-detached house with hipped roof. As with other houses in the area, this is treated with pebble-dash at first floor level and red brick at ground floor level. This house has a solid front porch with lean-to pitched roof, a feature which one or two other houses on the street have added. All houses in the area have hipped roofs, though there is one irregularly shaped detached infill house on the corner with a pyramid roof.

Site visit: 23/12/21

Proposal:

Conversion of the existing attic to provide a new bedroom and en-suite;
alter the existing hipped roof profile and ridge height;
dormer window to the rear.

Zoning:

'RES' – 'To protect and/or improve residential amenity.'

Consultations:

Water Services No objection, subject to conditions.

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SEA Screening

No overlap with the relevant environmental layers.

Submissions/Observations /Representations

None.

Relevant Planning History

None.

Relevant Enforcement History

None.

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 9.3.4 Non-Designated Areas

Policy HCL 15 Non-Designated Areas

Objective 3 – To protect existing trees, hedgerows and woodlands...

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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

National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

Project Ireland 2040 National Planning Framework, Government of Ireland (2018).

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

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- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

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

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Departmental Circulars, Department of Housing, Planning and Local Government (2020) – as listed:

- PL02/2020: Covid-19 Measures
- PL03/2020: Planning Time Periods
- PL04/2020: Event Licensing
- PL05/2020: Planning Time Periods
- PL06/2020: Working Hours Planning Conditions
- PL07/2020: Public Access to Scanned Documents
- PL08/2020: Vacant Site Levy

Circular NRUP 02/2021 - Residential Densities in Towns and Villages

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy;

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- Residential amenity and visual impact;
- Water
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to extensions to dwellings.

Residential Amenity and Visual Impact

The proposal consists of two visible changes to the roofscape, (1) conversion of the hipped roof to a gable roof; (2) provision of a rear dormer.

The gable roof would, by itself, be out of character with the area and disruptive to the streetscape. The council generally permits conversions to half hips in this context, particularly in the case of semi-detached houses.

The proposed rear dormer would rise above the roof to 700mm above the existing ridge height. This provides for a 2.4m floor-to-ceiling level within the attic. Under the SDCC House Extension Design Guide, dormers should not rise above the ridge level of the main roof. More generally, it is also considered that a variation in height for one of two semi-detached houses in the form of a rear dormer, would detract from the character of the area, would have a haphazard appearance, and would therefore be inappropriate and not in keeping with the 'RES' land-use zoning objective.

The applicant may wish to provide revised plans for a rear dormer and a **request for additional information** is considered to be appropriate.

Water

The Environmental Services Department states no objection, subject to some standard conditions.

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.

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Screening for 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 development is not acceptable due to the proposed changes to roof profile and the height of the proposed rear dormer. Rear dormer windows and conversions to half-hip roof profiles are generally acceptable in 'RES' zoned areas and it is considered appropriate to request additional information, by which the applicant can submit revised plans.

Recommendation

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

1. Revised Plans.

The proposed development is not acceptable due to non-compliance with SDCC House Extension Design Guide (2010) guidance on rear dormers and roof conversions, in particular:

- (a) Conversion of a hipped roof to gable end roof on a semi-detached dwelling. Half hip conversions are generally acceptable.
- (b) Rear dormer rising above ridge level of the house. Rear dormers are acceptable but should be subordinate to the main roof of the dwelling.

The applicant is requested to provide revised plans to address the above.

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REG. REF. SD21B/0584

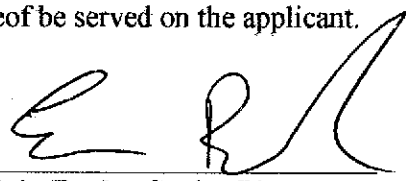
LOCATION: 139, Monalea Grove, Firhouse, Dublin 24

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: 20/1/22



Eoin Burke, Senior Planner