

# Comhairle Chontae Atha Cliath Theas

**PR/0117/22**

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

**Reg. Reference:** SD21B/0221      **Application Date:** 20-Apr-2021  
**Submission Type:** Additional      **Registration Date:** 22-Dec-2021  
Information

**Correspondence Name and Address:** Brendan Johnston, H2b Architects 20, Moyview,  
Kildalkey, Navan, Co. Meath

**Proposed Development:** Attic conversion, raising of gable end to change roof  
profile with dormer projecting window to rear for  
playroom use/ storage and all associated site works.

**Location:** 12, Dunmore Lawn, Kingswood, Tallaght, Dublin 24

**Applicant Name:** John Swift

**Application Type:** Permission

(EB)

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

Site Area: 0.0216

### **Site Description:**

The site is located within the Dunmore residential estate and contains a mid row two-storey, semi-detached dwelling with a hipped roof profile. The streetscape of Dunmore Lawn is characterised by semi-detached houses of similar form and appearance with the exception of gable fronted infill dwelling on corner sites.

The subject site includes an existing single storey rear extension.

### **Proposal:**

Attic conversion, raising of gable end to change roof profile with dormer projecting window to rear for playroom use/ storage and all associated site works.

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

None recorded for subject site.

### **Relevant Planning History**

#### *Site*

SD17B/0103 – Permission **refused** for ground floor internal alterations; ground floor rear extension to existing dwelling and ground floor rear extension for family flat with pitched roof over and 1 'Velux' roof light over.

#### *Adjacent sites*

SD21B/0207- 14, Dunmore Lawn, Dublin 24

SDCC **Granted Permission** for the Front porch & toilet single storey extension; extend existing ridge tiles & hipped tiled roof to form a new Dutch type roof structure; two storey extension to the rear with a ground floor extension with a tiled roof over & a reduced floor area to the first floor extension with a flat roof; extend existing gable structure up to new soffit level; new door/window & three new obscure double glazed windows in gable; new attic conversion with new dormer roof structure in existing rear tiled roof; internal alterations; new external finishes to match existing & associate site works

Notification of grant 04/06/2021

### **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*

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*Section 11.3.1 (v) Privacy*

*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.***

*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.

#### **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***

The proposed rear dormer window is positioned below the ridgeline of the existing dwelling and appropriately above the eaves of the existing dwelling. The scale/design and window used in the proposed flat-roofed dormer window is considered to be consistent with the recommendations of the Council's House Extension Design Guide in relation to design of dormer extensions.

It is considered that the provision of a full gable at this location is not in accordance with the pattern of development in the area and is contrary to the Extension Guide. The applicant shall be requested by additional information to consider and provide a dutch hip design.

#### **Services & Drainage**

Regarding surface water drainage and flood risk, the Water Services Report has no objection, subject to standard **conditions** for the proposed development.

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#### *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.

#### *Planning History*

It is noted that a single storey extension extends c13m to the rear of the house and is c 2.8m wide. The extension has a pitched roof and is c3.7m high. There is no grant of planning permission available for this extension and a larger rear proposal was refused under SD17B/0103. The rear extension may be exempted development, however, this should be subject of a separate assessment. The rear extension is not considered a material consideration in the context of the dormer extension.

#### *Development Contributions*

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

Attic Conversion /Dormer window: 30 (non-habitable)  
Assessable Area: NIL

#### **SEA Monitoring Information**

Building Use Type Proposed: Residential- Extension  
Floor Area: 30 sq.m  
Land Type: Brownfield/Urban Consolidation.  
Site Area: 0.0216

#### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, the pattern of development in the area, it is considered that further information is required to amend the proposal to include a 'dutch' hip.

#### **Recommendation**

Request Additional Information.

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(CM)

### **Additional Information**

Additional information was requested on 14<sup>th</sup> June 2021 and received on 22<sup>nd</sup> December 2022.

### **Further Consultations**

None.

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

None.

### **Assessment of Additional Information**

#### **Item 1**

The applicant is advised that the Planning Authority has concerns in relation to the conversion of the roof profile from a hipped to a full gable at this location and consider that the proposal is not in accordance with the pattern of development in the area and is contrary to the SDCC House Extension Guide. The applicant is requested to provide a revised proposal with a 'Dutch' hip design.

#### **Response**

The applicant has listed two planning permissions, references SD07B/0323 and SD09B/0260, in the locality, in which previous permissions were granted for a gable end roof conversion to a semi-detached house. The applicant has not altered the proposal and states that the proposal is consistent with the above permissions.

#### **Assessment**

The SDCC House Extension Design Guide was produced in 2010 and is incorporated into the South Dublin County Development Plan 2016 – 2020 as per Policy H18 Objective 2 of that Plan. The Guide advises against conversion to a gable end roof, and the Planning Authority has consistently interpreted the policy in recent years to allow for a half hip roof conversion – this mitigates the impact of the change so as not to give a haphazard appearance to residential consolidation. Consistent with planning decisions in recent years, it would be appropriate to grant permission with **condition** that a half hip arrangement is agreed.

There is already an attic conversion with a half hip almost directly to the rear of the application site.

#### **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

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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.

### **Other Considerations**

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

Attic Conversion /Dormer window: 30 (non-habitable)  
Assessable Area: NIL

#### **SEA Monitoring Information**

Building Use Type Proposed: Residential- Extension  
Floor Area: 30 sq.m  
Land Type: Brownfield/Urban Consolidation.  
Site Area: 0.0216

### **Conclusion**

Having regard to the 'RES' land-use zoning objective, Policy H18 of the South Dublin County Development Plan 2016 – 2022, the guidance in the South Dublin County Council House Extension Design Guide (2010), and the interpretation of that guidance in recent years, the proposed development would be considered appropriate as per the above, subject to the conditions attached herewith.

**Recommendation:** Grant permission

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**

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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:  
Revised plans that incorporate a half hip roof profile, in which the angle of incline of the hip shall match the existing hip. The extent of the half hip shall have regard to head height for the attic stairwell but shall not be a token half hip.  
REASON: In the interest of visual amenity and the proper planning and sustainable development of the area.
3. (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) There shall be complete separation of the foul and surface water drainage systems,

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both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) 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.

(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



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- 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.

#### 4. Limit of Permission.

Permission is hereby granted solely for the development which is set out in Statutory Public Notices and description of development under Section 9 of the planning application form submitted.

REASON: In the interest of clarity, consistency and the proper planning and sustainable development of the area.

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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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/0221**

**LOCATION: 12, Dunmore Lawn, Kingswood, Tallaght, Dublin 24**

*jjohnston*  
\_\_\_\_\_  
**Jim Johnston**  
**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:** \_\_\_\_\_

*27/1/22*

*Eoin Burke*  
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**Eoin Burke, Senior Planner**