

Comhairle Chontae Atha Cliath Theas

PR/0115/22

Record of Executive Business and Chief Executive's Order

Reg. Reference:	SD21B/0519	Application Date:	08-Oct-2021
Submission Type:	Additional Information	Registration Date:	20-Dec-2021
Correspondence Name and Address:	Patrick Watson 98 Woodlawn Park Grove, Firhouse, Dublin 24		
Proposed Development:	Attic conversion; dormer window to rear; change to roof profile.		
Location:	1, Carriglea View, Dublin 24		
Applicant Name:	Stephen Murtagh		
Application Type:	Permission		

Description of Site and Surroundings

Site Description

The subject site is located at the western end of Carriglea View, a residential street directly connected to Ballycullen Avenue. The site is bound to the south by Carriglea View, to the west by Ballycullen Avenue, to the north by the rear garden of No. 2A Carriglea Rise and directly adjoined to the east by No. 3 Carriglea View.

The subject site is comprised of a corner site containing a 2 storey, four bedroom semi-detached house with hipped roof, and single storey projection to the front under a mono-pitched roof and a single storey extension projection to the rear. There is a single storey building, which appears to be an ancillary garage/garden shed located in the south western corner of the rear garden.

The surrounding streetscape along Carriglea is generally characterised by dwellings of a similar scale and design.

Site Visit

1st November 2021.

Site Area

Stated as 0.035 Ha.

Proposal

Permission is sought for:

- Conversion of the existing attic space to provide a non-habitable attic storage space.
- A dormer extension to the rear at attic level with a height of 2m, a width of 3.3m and a depth of 3.7m.

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- The proposed development will provide an additional 37sq.m, increasing the gross floor area of the dwelling to 119sq.m.
- Amendments to the roof profile resulting in the replacement of a hip section of the main roof and the building up of the gable block wall to form a half-hipped profile at the westernmost end.
- New fenestration in the form of a dormer window at attic level of the rear elevation and a new window at attic level of the western elevation.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2016-2022.

Consultations

Drainage and Water Services Department - No objection, subject to conditions.

Screening for Strategic Environmental Assessment

No overlap indicated with relevant environmental layers.

Submissions/Observations /Representations

Last date for Submissions/Observations – 11th November 2021.

None received.

Relevant Planning History

Subject Site

No Planning History recorded for the subject site.

Surrounding Context

SD21B/0457 – No. 13 Carriglea View, Dublin 24.

Attic conversion, dormer window and change to roof profile resulting in a half-hipped profile.

Grant Permission, subject to conditions.

SD20B/0251 – No. 6 Carriglea Grove, Dublin 24.

Single storey rear extension, removal of chimney breast from roof, conversion of attic to useable storage space, placement of 2 new 'Velux' windows in roof to front; 1 dormer window and 1 'Velux' window in roof to rear, removal of hip section of main roof and building up gable block wall to form a half hip. **Grant Permission, subject to conditions.**

SD20B/0423 – No. 5 Carriglea View, Dublin 24.

Two storey extension to the side. **Grant Permission, subject to conditions.**

ED16/0053 – No. 2 Carriglea Rise, Dublin 24.

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Application for declaration of exemption for an extension to the rear of the property. **Declared not exempt.**

SD07A/0250 – No. 2 Carriglea Rise, Dublin 24.

Proposed construction of a detached two storey dwelling house in side garden of my existing semi - detached two storey dwelling house with separate entrance dishing of foot path. Demolition of existing single storey garage, off street car parking & all associated site works. **Grant Permission, subject to conditions.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

Relevant Policy of South Dublin County Council Development Plan 2016-2022

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

Section 11.3.3 (i) Extensions

Section 11.5.2 (iv) Development in Proximity to a Protected Structure

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 Design Guide (2010) or any superseding standards.

The South Dublin County Council House Extension Design Guide (2010)

Elements of Good Extension Design:

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*

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- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible'.*

For attic conversions and dormer windows:

- *Use materials to match the existing wall of roof materials of the main house;*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch;*
- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character; and*
- *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.*

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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, (2008).

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

Assessment

The main issues for assessment are:

- Zoning and Council policy;
- Visual impact and residential amenity;
- Drainage and Water Services;
- Environmental impact assessment;

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- Appropriate assessment.

Zoning and Council Policy

The proposed development is consistent with zoning objective 'RES' – 'To protect and/or improve residential amenity'. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010 and the South Dublin County Development Plan 2016-2022, with specific reference to Section 11.3.3(i) which relates to extensions.

Visual Impact and Residential Amenity

The proposed development is comprised of an attic conversion and dormer extension to the rear of the existing dwelling, alterations to the existing roof profile and the provision of additional fenestration in the form of 1 dormer window to the rear elevation at attic level and 1 window at attic level of the side (western) elevation.

Attic Conversion and Rear Dormer

The proposed attic conversion and rear dormer extension would create a non-habitable attic storage space, with a dormer measuring 2m high, 3.3m wide and 3.7m deep.

It is noted that there are inconsistencies with the drawings provided by the Applicant as the location of the proposed dormer varies across the drawings as does the size of the 'Dutch' hip. It is unclear from the drawings provided if the proposed dormer is equidistant from the adjoining property and the intersection point of the proposed half-hipped profile. In the interests of visual amenity, the proposed dormer should be located equidistant from the shared boundary with the adjoining property and the intersection of the existing ridgeline and the proposed half hipped roof profile. It is also unclear whether the proposed dormer is appropriately set back from the ridge line and the eaves line to ensure compliance with the South Dublin House Extension Design Guide (2010).

It is considered that revised consistent drawings are required to determine the extent of the proposed development. Thus, **further information** should be sought.

Although there is potential for the proposed dormer window to overlook adjacent properties, specifically Nos. 2 and 2A Carriglea Rise to the north, 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. The drawings provided by the Applicant do not sufficiently demonstrate the separation distance between the proposed dormer and adjacent properties, however a crude measurement of available maps appears to show an approximate separation distance of 22m, which would be acceptable.

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Amendments to the roof profile

The proposed development also includes amendments to the roof profile of the dwelling resulting in the replacement of a hip section of the main roof and the building up of the gable block wall to form a half-hipped profile at the westernmost end. The proposed amendments to the roof profile would facilitate the extension of the existing stairway up to attic level, providing access to the new attic storage area.

The House Extension Design Guide states that half-hipped roof extensions will rarely be acceptable. However, it is noted that there is an emerging character of development in the surrounding area, including a number of properties which have been subject to similar amendments to their roof profile. Examples include No. 13 Carriglea View (SD21B/0457) and No. 6 Carriglea Grove (SD20B/0251) where half-hipped roof profiles have been permitted. It is therefore considered that the proposed development generally conforms with the emerging character of development in the area and is acceptable in terms of residential and visual amenity. However, the exact extent of the half-hipped profile is not clear from the drawings provided by the Applicant. As such, the exact location and extent of the proposed amendments to the roof profile should be clarified by way of ADDITIONAL INFORMATION.

The Planning Authority welcomes the inclusion of a window at attic level to the side (western) elevation, as it would result in increased passive surveillance to the adjacent public realm along Ballycullen Avenue.

Drainage and Water Services

The Drainage and Water Services Department has stated no objection, subject to the following conditions:

- All works shall comply with the Building Regulations – Technical Guidance Document - Part H Drainage and Wastewater Disposal.
- The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
- All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

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 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.

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Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development, connection to public services and the distance from the Natura 2000 sites the proposed development would not require a Stage 2 Appropriate Assessment.

Conclusion

Having regard to the 'RES' land-use zoning of the area, the relevant policies and objectives of the South Dublin County Development Plan 2016 – 2022, and the recommendations and the South Dublin House Extension Design Guide 2010, the proposed development is considered to be acceptable in principle. However, **ADDITIONAL INFORMATION** is required to address the inaccuracies in the drawings concerning the location of the rear dormer and the extent of the proposed amendments to the roof profile.

Recommendation

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

1. The submitted drawings are inconsistent. The applicant is requested to provide revised consistent and accurate plan and elevation drawings of the proposed rear dormer window and changes to the roof of the dwelling. The rear dormer shall not extend beyond the intersection point of the existing ridgeline and the proposed half hip and shall not exceed the height of the existing ridgeline of the dwelling. The rear dormer should also be appropriately setback from the eaves line and ridge line to ensure compliance with the South Dublin House Extension Design Guide (2010).
2. The applicant is requested to submit revised drawings clarifying the proposed amendments to the roof profile, addressing concerns regarding inaccuracies in the submitted drawings and ensuring the extent of the half-hipped detail is accurately shown.

Additional Information

Additional Information was requested on 2nd December 2021.
Additional Information was received on 20th December 2021.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

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Assessment

The following Additional Information was received from the Applicant on 20th December 2021:

- Cover Letter dated 20th December 2021.
- Revised Drawing No. 613/PD/04 – Proposed Elevations and First Floor Plan
- Revised Drawing No. 613/PD/05 - Proposed Section and Attic Conversion Floor Plan.

The Additional Information provided by the Applicant will be assessed below in the context of the 2 items of Additional Information requested by the Planning Authority on 2nd December 2021:

Additional Information Item No. 1 – Revised Drawings

The Applicant has provided revised drawings which demonstrate that:

- Drawing No. 613/PD/04 appears to show that the proposed dormer has been setback further from the intersection point between the existing ridgeline and the proposed half-hip. Nonetheless, the Planning Authority is concerned that inaccuracies remain between the 2 No. drawings provided by way of response to request for Additional Information.

For example, Drawing No. 613/PD/04 appears to show that the dormer extension has been set back further from the intersection point between the existing ridgeline and the proposed half-hip, with the 'Proposed Roof Plan' showing the western edge of the dormer in line with the middle of the existing chimney. However, the 'Proposed Attic Conversion' plan and the 'Site Plan' shown on Drawing No. 613/PD/05 appears to show the extent of the dormer lies beyond the chimney. As such, it is unclear from the drawings provided to what extent the setback between the proposed dormer and the intersection between the existing ridgeline and proposed half-hip has been reduced, if at all.

- The drawings provided by way of response to the request for Additional Information appear to show that the proposed half hip does not exceed the height of the existing ridgeline of the dwelling. However, inaccuracies remain in the drawings submitted which call into question the extent of the proposed half-hip. For example, the 'Proposed Side Elevation' shown on Drawing No. 613/PD/04 appear to show the half-hip extending to just above the first floor window. However, the 'Proposed Section' shown on Drawing No. 613/PD/05 appears to show the extent of the half-hip being just below the ridge line of the existing dwelling.

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However, it is considered that the dormer proposed in 613/PD/04 is acceptable and in accordance with Council policies and guidance. As such, a condition is recommended seeking a revised 613/PD/05 with details to match those proposed in 613/PD/04.

Additional Information Item No. 2 – Half Hipped Roof

As outlined above, concerns remain regarding the exact location and extent of the proposed half hipped roof. In this regard, a condition is recommended seeking revised plans.

Other Considerations

Development Contributions

Attic conversion, non-habitable 37sq.mm.
The assessable area is nil

SEA Monitoring

Building Use Type Proposed Residential – extension

Floor Area (sq.m) 37

Land Type Brownfield/Urban Consolidation

Site Area (Ha.) 0.035

Conclusion

The proposed development is considered acceptable. Having regard to the the inaccuracies in the drawings and the concerns regarding the extent and location of the rear dormer and the extent of the proposed amendments to the roof profile, the Planning Authority considers conditions should be imposed seeking revised plans. Subject to conditions, the proposed development is considered to be in keeping with the sustainable planning and 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.

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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 20 December 2021, 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 all of the following amendments-
(a) Plan 613/PD/05 (proposed section, proposed attic floor, proposed site plan) submitted 20.12.21, shall be amended so the details of the proposed dormer and hipped roof match those set out in 613/PD/04 (proposed elevations, proposed first floor and roof plans) submitted 20.12.21.
REASON: To protect the amenities of the area and in the interests of 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, 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

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Regional Code of Practice for Drainage Works.

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

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
- Name and contact details of contractor responsible for managing noise complaints

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- 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/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: 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/0519

LOCATION: 1, Carriglea View, Dublin 24

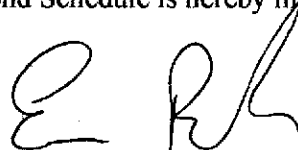


**Sarah Watson,
Executive Planner**

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:

25/1/22



Eoin Burke, Senior Planner