

Comhairle Chontae Atha Cliath Theas

PR/0130/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0600 **Application Date:** 26-Nov-2021
Submission Type: New Application **Registration Date:** 26-Nov-2021
Correspondence Name and Address: Martin Cleary Ardkeen, Putland Road, Bray, Co. Wicklow
Proposed Development: Construction of new dormer window to the rear of existing 3 storey terraced dwelling to convert existing store to bedroom; associated site works.
Location: 51, Hunters Way, Hunters Wood, Dublin 24, D24R8K6
Applicant Name: Dave Carroll
Application Type: Permission

Description of Site and Surroundings

Site Area

Stated as 0.0103 Ha.

Site Description

The subject site is located within an established residential estate known as 'Hunters Wood' and is comprised of a three-storey terraced dwelling with a pitched roof profile. The dwelling is comprised of a kitchen/living/dining area and storage space at ground floor level, 2 No. bedrooms and a bathroom at first floor level and an ensuite bedroom and storage space at second floor level.

The surrounding streetscape is characterised by terraced three storey dwellings of similar architectural form and appearance, with a generally uniform building line.

Site Visit

15th December 2021.

Proposal

Permission is sought for:

- Conversion of the existing storage space at second floor level to provide a habitable space in the form of an additional bedroom.
- A dormer extension to the rear at second floor level with a height of 2.4m, a width of 3m and a depth of 2m.

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- The proposed development will provide an additional 11.71sq.m, increasing the Gross Floor Area of the dwelling to 112.07sq.m.
- New fenestration to the rear elevation in the form of a dormer window at attic level of the rear elevation and a new window at second floor level to match the existing windows of the dwelling.
- All site works above and below ground.

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 – 10th January 2022.

None received.

Relevant Planning History

Subject Site

No Planning History recorded for the subject site.

Surrounding Context

No planning history of significance recorded in the vicinity of the subject site.

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

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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;*
- *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.*

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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;
- 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.

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

The Planning Authority notes that the proposed conversion of the second floor storage area and rear dormer extension generally comply with the content of the South Dublin County Council House Extension Design Guide (2010). However, a concern arises in relation to the design of the proposed development, given that the proposed dormer extension appears to be set back just 1 No. tile course from the eaves line of the dwelling. It is noted that to ensure compliance with South Dublin County Council House Extension Design Guide (2010) the proposed dormer should be set back at least 3 No. tile courses from the eaves line. In this regard, a slight re-design of the dormer extension is required. The Planning Authority is satisfied that this may be addressed by way of a condition. However, in adjusting the dormer, the Applicant should ensure

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that the dormer remains below the ridge line and does not dominate the roof profile of the dwelling.

Visual Impact and Residential Amenity

Notwithstanding the concerns outlined in the foregoing section which can be addressed by way of a condition, it is considered that the proposal would not be materially harmful to neighbouring residential amenity in terms of overshadowing and overbearing.

Although there is potential for the proposed dormer window to overlook adjacent properties, specifically Nos. 49 and 53 Hunter's Way, 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.

Having regard to the overall scale and design of the proposed rear dormer at second floor level, it is considered that the proposal would not obscure the main features of the existing roof profile and would not have an adverse impact on the residential and visual amenity of the subject site and adjacent properties.

Drainage and Water Services

The Drainage and Water Services Department has stated no objection, subject to the standard conditions.

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.

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.

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Other Considerations

Development Contributions

| Development Contributions | |
|-----------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Residential (Extension) | 11.71sq.m |
| Previous Extension | 0sq.m |
| Assessable Area | 0sq.m |

SEA Monitoring

| SEA Monitoring Information | |
|-----------------------------------|--------------------------|
| Building Use Type Proposed | Floor Area (sq.m) |
| Residential | 11.71sq.m |
| Land Type | Site Area (Ha.) |
| Brownfield/Urban Consolidation | 0.0103 |

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 it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the residential and visual amenity of adjacent properties and would not significantly alter the character of the streetscape. It is therefore considered that the proposed development adheres to the key principles of proper planning and sustainable development.

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, 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. Dormer Design
Prior to the commencement of development, the applicant shall submit revised drawings, including elevations, roof plans and sections, of the proposed rear dormer to the Planning Authority demonstrating the following:
 - (a) The rear dormer shall be set back a minimum of 3 No. tile courses from eaves line of the existing dwelling.
 - (b) The dormer shall remain below the ridge line by a minimum of 100mm.REASON: To protect visual amenity and ensure compliance with the South Dublin House Extension Design Guide (2010) and the South Dublin County Council Development Plan 2016 - 2022
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.
Drainage and Water Services Infrastructure
 - 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

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Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, adequate water supply and wastewater infrastructure.

(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
- 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

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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: 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.

NOTE: The applicant is advised that, in order to use the storage area as a habitable room, it must comply with the Building Regulations.

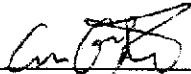
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REG. REF. SD21B/0600


LOCATION: 51, Hunters Way, Hunters Wood, Dublin 24, D24R8K6



Caitlin O'Shea,
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: 31/1/22



Eoin Burke, Senior Planner