

Comhairle Chontae Atha Cliath Theas

PR/0175/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0492 **Application Date:** 15-Sep-2021
Submission Type: Additional **Registration Date:** 14-Jan-2022
Information

Correspondence Name and Address: Robert Fitzpatrick 3, Westbourne Close, Clondalkin, Dublin 22

Proposed Development: Remove hip to end gable; increase gable wall to allow a roof to extend out to gable wall line; attic conversion to incorporate a storeroom with full dormer window to rear of existing dwelling; all ancillary site works.

Location: 4, Palmerstown Close, Palmerstown, Dublin 20

Applicant Name: Edel Robinson

Application Type: Permission

Description of Site and Surroundings:

Site Description:

The subject site is located on Palmerstown Close, which is an existing residential estate situated approximately 1km to the south west of Palmerstown and accessed via an internal roadway connected to Kennelsfort Road Upper. The subject site is bound to the east and west by similar semi-detached dwellings, to the south by Palmerstown Close and to the north by a commercial premises and yard for Palmerstown Building, Gardening and DIY Supplies. Palmerstown Shopping Centre is located approximately 100m to the north, Cherry Orchard Industrial Estate is located approximately 250m to the south east, Palmerstown Community School is located approximately 225m to the east and the M50 is located approximately 330m to the west.

The subject site contains an existing two-storey, semi-detached dwelling. The existing dwelling appears to have been subject to a previous alteration in the form of a single storey extension to the rear and a single storey lounge and hall extension to the front. The surrounding streetscape is generally characterised by dwellings of a similar form and appearance.

Site Area

Stated as 0.0182Ha.

Site Visit

18th October 2021.

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Proposal

Permission is sought for the following:

- Conversion of the existing attic space into a storage room.
- A rear dormer extension which projects approximately 3.38m from the existing roof profile with an approximate height of 2m.
- Fenestration to the proposed rear dormer extension comprised of 1 north facing window and 2 roof lights.
- Alterations to the existing roof profile resulting in the removal of the hipped profile at the eastern edge, creating a new gable profile.

Zoning

The proposed site is subject to zoning objective 'RES' in the South Dublin County Development Plan 2016-2022 for which the stated objective is 'To protect and / or improve Residential Amenity'.

Consultations

Water and Drainage Services Section – No objection, subject to conditions.

Environment, Water and Climate Change Section – No objection, subject to conditions.

Submissions/Observations /Representations

Final Date for third party observations/submissions - 19th October 2021.

None received.

Relevant Planning History

The following is the relevant Planning History for the subject site and the surrounding area.

Subject Site

SD06B/0341 – No. 4 Palmerstown Close, Palmerstown, Dublin 20.

Extension to lounge and entrance hall on the ground floor. **Grant Permission, subject to conditions.**

Surrounding Area

SD18A/0263 – No. 20 Kennelsfort Road Upper, Palmerstown, Dublin 20 (adjacent to the northern boundary of the subject site).

Replace existing flat roof with new mansard roof on existing two storey office block and associated site works. **Grant Permission, subject to conditions.**

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SD14/0059 – No. 6 Palmerstown Close, Palmerstown, Dublin 20 (adjacent to western boundary of subject site).

Conversion of attic to storeroom and for erection of new dormer window in gable to facilitate new stairs. **Grant Permission, subject to conditions.**

SD07B/0125 – No. 6 Palmerstown Close, Palmerstown, Dublin 20 (adjacent to western boundary of subject site).

Single storey extension to front of two storey semi-detached dwelling house. **Grant Permission, subject to conditions.**

SD06B/0123 – No. 2 Palmerstown Close, Palmerstown, Dublin 20 (adjacent to eastern boundary of subject site).

Construction of a porch; a double storey extension at side including at ground floor the enlargement of the existing kitchen, a playroom, a utility room and WC; and at first floor a bedroom with ensuite and dressing room; and modification of the roof profile. **Grant Permission, subject to conditions.**

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

SEA Monitoring

No significant overlap with relevant environmental layers.

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

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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)

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

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;*
- *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).

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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).

Planning Note

It is noted that the Applicant has not provided an Existing Ground Floor Plan. Although no reference is made in the statutory notices to proposed development at ground floor level of the existing dwelling, this should be clearly demonstrated by the Applicant to allow a fully informed and complete assessment of the proposed development.

Assessment

The main issues for assessment are as follows:

- Zoning
- The South Dublin County Council House Extension Design Guide (2010)
- Visual and Residential Amenity
- Services and Drainage
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning

The proposed development is consistent with zoning objective 'RES'. Residential development is permitted in principle subject to its accordance with the relevant provisions in the Development Plan and the other material planning considerations set out below.

The proposed development provides for the conversion of the existing attic into a storage room with new access stairs. The conversion is proposed as a non-habitable space, as such a condition should be attached to any decision to Grant Permission for the proposed development stating that in order to use the attic for habitable space in the future, a Planning Application shall be submitted seeking permission for same and demonstrating compliance with the Building Regulations.

Council policy

It is considered that the proposed development, subject to condition, would generally be in compliance with Council policy in relation to extensions to dwelling houses. However, concerns arise in relation to the proposed amendments to the existing roof profile of the dwelling and the proposed attic conversion and rear dormer extension. These concerns will be outlined further in this report in the following section.

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Residential and Visual amenity

The proposed development includes the conversion of the attic level to a non-habitable space, whilst there is no objection in principle to the conversion of the attic space, concerns arise in relation to the design of the proposal. In particular the Planning Authority is concerned about the excessive scale and mass of the proposed attic conversion and rear dormer which could significantly alter the existing roof profile and has potential for overlooking to the rear amenity space of neighbouring dwellings, thus potentially impacting on the residential and visual amenity of adjacent properties.

In relation to attic conversions and dormer windows, the House Extension Guide notes that the proposal should:

- *'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 three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *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.*
- *'Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped roof lines'.*

The proposed dormer window appears to visually dominate the existing roof profile to the rear of the dwelling and would result in the introduction of a large area of flat roof which would significantly alter the character and appearance of the existing roof profile. In order to ensure compliance with the guidance set out in the South Dublin County House Extension Design

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Guide, a re-design of the proposed attic conversion and rear dormer extension is required. The Planning Authority is satisfied that this can be achieved by way of a request for Further Information.

Furthermore, the proposal to remove the hipped profile at the eastern edge of the existing dwelling, creating a new gable profile has potential to impact on the visual amenity and character of the streetscape. Such an alteration would not be in keeping with the existing character of the streetscape, which generally consists of 2 storey detached dwellings with a hipped roof profile. The potential visual impact of the proposed alteration to the roof profile can be overcome by way of a request for Further Information requiring the applicant to ensure the existing hipped style roof profile is retained.

Services and Drainage

Drainage and Water Services have assessed the proposal and have no objection to the proposed development, 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.

Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

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

Consideration has been given to the refusing permission or seeking additional information which would result in a re-design of the proposed development to address the key concerns. In this

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instance, the applicant should be afforded an opportunity to amend the proposed development in accordance with the Council's House Design Guidance, to address the concerns in relation to the proposed attic conversion, rear dormer extension and alteration to the existing roof profile.

Recommendation

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

1. The proposed change in roof profile from full hipped to gable, attic conversion and rear dormer extension would significantly alter the existing roof profile of the dwelling (which forms part of a pair of semi-detached dwellings) and by reason of the excessive mass, scale and extent and design would fail to integrate and respond to the subject site and the surrounding context. The proposal is considered to be contrary to the South Dublin County Council Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010). The applicant is requested to submit revised proposals (to include revised floor plans, elevational drawings and cross-sections) which demonstrate compliance with the House Extension Design Guide and which omits the end gable. Revised proposals should retain a hipped-roof element to the proposal.
2. The applicant is requested to submit an Existing and Proposed Ground Floor Plan. If it is the case that no development is proposed at ground floor level, the applicant is requested to confirm this in writing.

Additional Information

Additional Information was requested on 9th November 2021.

Additional Information was received on 14th January 2022.

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.

Assessment

The following Additional Information was received from the Applicant on 14th January 2022:

- Cover Letter prepared by Robert Fitzpatrick.
- Drawing No. 210100/P/006 - Proposed Roof Plan.

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- Drawing No. 210100/P/007 – Existing and Proposed Front Elevations and Sections.
- Drawing No. 210100/P/008 – Existing and Proposed Rear Elevations and Sections.
- Drawing No. 210100/P/009 – Existing and Proposed Side Elevations and Sections.

The Additional Information provided by the Applicant will be assessed below in the context of the 2 No. items of Additional Information requested by the Planning Authority on 9th November 2021:

Additional Information Item No. 1

Rear Dormer

The Planning Authority notes that the rear dormer has not been revised in the Additional Information submission by the Applicant. As a result, concerns remain regarding the excessive scale and mass of the proposed attic conversion and rear dormer which could significantly alter the existing roof profile and has potential for overlooking to the rear amenity space of neighbouring dwellings, thus potentially impacting on the residential and visual amenity of adjacent properties. It is noted from the drawings provided that the rear dormer is intended to be utilised as an 'attic storage area'. Given the non-habitable use of the proposed rear dormer, the Planning Authority considers that there is scope for the scale, massing and fenestration of the dormer to be reduced to address the concerns regarding the potential for overlooking. The Planning Authority is satisfied that this can be achieved by way of **condition**.

Hipped Roof Profile

The original proposal sought the removal of the hipped roof profile at the eastern edge of the existing dwelling and the formation of a new gable. It is noted that the Additional Information provided by the Application on 14th January 2022 has altered the proposal to include a part-half-hipped-roof profile at the eastern end of the dwelling.

The Planning Authority considers the inclusion of the part-half hip to be 'token' in nature. To ensure continuity with the existing roof profile and to allow the proposed attic conversion and dormer extension to seamlessly integrate into the existing streetscape, it is preferable that the proposed roof profile should present a significant increase in the hipped roof profile. It is noted that, although No. 6 Palmerstown Close has been subject to modification, despite the inclusion of a side dormer, the hipped roof profile was retained. A similar effort is required by the Applicant at the subject site to ensure the retention of the streetscape character along Palmerstown Close. The Planning Authority is satisfied that this can be achieved by way of **condition**.

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Additional Information Item No. 2

The Applicant has confirmed in writing that no changes are proposed at Ground and First Floor level. Additional Information Item No. 2 has therefore been satisfactorily addressed.

Other Considerations

Development Contributions

The proposed development is for the conversion of attic space to a non-habitable storage space, as such no development contributions are applicable.

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq m)
Non-habitable storage space at attic level.	N/A
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.0182 Ha

Conclusion

Whilst the Planning Authority remains concerned about the potential for the proposed development to impact on the visual and residential amenity of surrounding properties and alter the character of the streetscape, it is considered that, subject to the conditions set out below, these concerns can be overcome. In this regard, the Planning Authority considers conditions should be imposed seeking revised plans which demonstrate the reduction in the scale and massing of the proposed rear dormer and the inclusion of a full hipped roof profile.

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, the South Dublin House Extension Design Guide 2010 and the conditions attached, 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 -

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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 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 14th January 2022, 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. Hipped Roof Redesign - Planning Compliance Condition
Prior to the commencement of development, revised elevational drawings, floor plans and roof layout shall be submitted for the written agreement of the Planning Authority clearly demonstrating the following:
 - (i) The rear dormer structure shall have a maximum width of 3.55m (For clarity, this condition reduces the width from the proposed 4.55m, as indicated on submitted drawings, to 3.55m).
 - (ii) The rear dormer structure shall be located a minimum of 1.79m away from the existing side (east) elevation.
 - (iii) The hipped-aspect of the roof profile shall be significantly increased and shall use the space provided from the modifications required under Items i) and ii).REASON: In the interests of complying with County Development Plan policy, protecting the visual and residential amenity of adjacent properties and in the interests of proper planning and sustainable development.
3. External Finishes.
All external finishes shall harmonise in colour and texture with the existing dwelling.
REASON: In the interest of visual amenity.
4. Attic Space Use.
The attic space shall be used as storage non-habitable space only.
REASON: To ensure the development as approved is consistent with the restrictions of the Building Regulations in the interests of public safety and the proper planning and sustainable development of the area.
5. Drainage and Irish Water.
 - (i) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

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(ii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

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

(iv) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

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.

6. 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.

7. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no 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 be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor 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.

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, a separate Planning Application shall be required, demonstrating compliance with the Building Regulations.

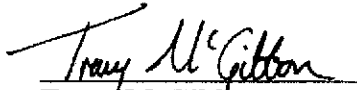
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REG. REF. SD21B/0492

LOCATION: 4, Palmerstown Close, Palmerstown, Dublin 20


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:

10/2/22


Eoin Burke, Senior Planner