

Comhairle Chontae Atha Cliath Theas

PR/0133/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0603 **Application Date:** 30-Nov-2021
Submission Type: New Application **Registration Date:** 30-Nov-2021
Correspondence Name and Address: David Corbally 55, Ludford Drive, Ballinteer, Dublin 16
Proposed Development: Remove existing hipped roof and replace with new 'Dutch' hip to side; attic conversion with dormer window to rear.
Location: 226, Orwell Park Heights, Templeogue, Dublin 6w
Applicant Name: Stuart & Rhian McEvoy
Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.0329 Hectares.

Site Description:

The subject site is located in Orwell Park Heights in Templeogue. The subject dwelling is a two-storey, semi-detached dwelling with a hipped roof profile, with single storey rear extension (hipped roof) and with relatively large rear garden (c.30m). The street is characterised by other similar residential dwellings with a mainly staggered building line.

Proposal:

The proposed development consists of the following:

- Replace existing hipped roof with new 'Dutch' hip.
- Attic conversion with rear dormer (non-habitable, storage).
- Proposed works measure 25.02sq.m.

Zoning:

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'.

Consultations:

Surface Water Drainage – No objection subject to **conditions**.

Irish Water – Not Applicable.

SEA Sensitivity Screening

No overlap identified with SEA screening tool software.

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Submissions/Observations /Representations:

None.

Recent Relevant Planning History:

None recorded for subject site.

Adjacent sites

SD21B/0473: 109, Orwell Park View, Dublin 6W.

Attic conversion for storage with dormer window to the rear; raised gable with new obscure window to the side; removal of chimney.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History:

None traced.

Pre-Planning Consultation:

No pre-planning consultation recorded.

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 – Residential Extensions.

H18 Objective 1 - 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 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3(i) Additional Accommodation - Extensions.

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

The House Extension Design Guide, *Section 4:*

- *Outside space*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties*

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- *Rear extension*

Section 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible.*

For attic conversions and dormer windows:

- *Use materials to match the existing wall or roof materials of the main house;*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape;*
- *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).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy;
- Residential and Visual Amenity;
- Services & Drainage;
- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'. The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the 2016-2022 South Dublin County Council Development Plan and the House Extension Design Guide.

Residential & Visual Amenity

'Dutch' hip

The proposal comprises the raising of the side wall to create a 'Dutch' hip profile. Although acceptable in principle, the proposed 'Dutch' hip does not maintain the same angle as the existing hip roof of the dwelling and is tokenistic in extent. It is considered this may be addressed by way of a request for **Additional Information** whereby the applicant be requested to submit appropriate revised drawings to scale clearly showing the proposed 'Dutch' hip with the same angle as the existing hip roof of the dwelling and should not be 'token' and should be clearly distinguishable from a full gable roof.

Rear dormer attic conversion for storage (non-habitable)

The proposed rear dormer attic conversion will be set appropriately below the ridge and above the eaves of the existing dwelling and will be broadly centrally placed. It will span a width of c.3.5m and will project outwards from the roof by c.4.0m. There will be no undue overlooking and the proposal would comply with the SDCC House Extension Design Guide 2010. It is noted a new window will be inserted into the side gable landing window at attic level. In the event of a grant a **condition** shall be attached that obscure glazing is inserted for this window.

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Services & Drainage

Surface Water Drainage has no objections subject to **conditions**. Irish Water has stated the application is **not applicable** in this instance. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

1.1 Include water butts as part of SuDS (Sustainable Drainage Systems) for the proposed development.

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.

Flood Risk Report: No Objection

Water Report: Not Applicable

Foul Drainage Report: Not Applicable

It is considered appropriate to attach the above **conditions** in the event of a grant of permission.

Screening for Appropriate Assessment (AA)

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.

Screening for Environmental Impact Assessment (EIAR)

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.

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Other Considerations

Development Contributions

- Replace existing hipped roof with new 'Dutch' hip roof.
- Rear dormer (non-habitable).
- Assessable area is 25.02sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – rear dormer & 'Dutch' hip	25.02sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0329

Conclusion

Additional Information be requested regarding the 'Dutch' hip so that it maintains the same angle as the existing hip roof of the dwelling and should not be 'token' and is clearly distinguishable from a full gable roof.

Recommendation

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

1. The applicant is requested to submit appropriate revised and scaled drawings clearly showing a 'Dutch' hip so that it maintains the same angle as the existing hip roof of the dwelling and should not be 'token' and is clearly distinguishable from a full gable roof.

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REG. REF. SD21B/0603

LOCATION: 226, Orwell Park Heights, Templeogue, Dublin 6w

jjohnston
Jim Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

2/2/22


Eoin Burke, Senior Planner