

Comhairle Chontae Atha Cliath Theas

PR/0157/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0613 **Application Date:** 07-Dec-2021
Submission Type: New Application **Registration Date:** 07-Dec-2021

Correspondence Name and Address: JEArchitecture Park House, Ballisk Court, Donabate, Co. Dublin

Proposed Development: Two storey extension to side; single storey extension to rear; alterations to existing porch to front; 3 rooflights to the front; 2 new dormers to the rear; all ancillary works.

Location: 458, Orwell Park Green, Templeogue, Co. Dublin

Applicant Name: Tim Sparsis

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.0284 Hectares.

Site Description:

The subject site is located in Orwell Park Green in Templeogue. The subject dwelling is a two-storey semi-detached dwelling, with a hipped roof profile on s corner site towards the end of a cul-de-sac with public open space located immediately to the west and to the south of the subject site. It has a detached side garage (c.13sq.m.) located along the southern site boundary (which is proposed for demolition). The site tapers to the west at the rear. There is dense planting locate along the southern site boundary. The street is characterised by other similar residential dwellings. The subject site is staggered from the main building lines on the street.

Proposal:

The proposed development consists of the following:

- Demolition of existing shed (c.13sq.m).
- Roof extension comprising change of existing hip roof to side to create new full pitched gable roof to allow conversion of attic into non-habitable (storage) with 2 rear dormers.
- Two storey rear extension.
- Single storey rear extension.
- Alterations to existing front porch.
- 3 rooflights to front.
- Proposed works measure c.51.2sq.m.

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Zoning:

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

Consultations:

Water Services Section: No objection subject to **conditions.**

Irish Water: No objection subject to **conditions.**

SEA Sensitivity Screening

Overlap identified with Record of Monuments and Places 2016.
022-003. River Poddle Watercourse.

Submissions/Observations /Representations:

None

Recent Relevant Planning History:

None

Adjacent sites

SD18B/0240: 454, Orwell Park Green, Templeogue, Dublin 6w.

Build-up of existing hip in roof to side of roof into 'Dutch' hip at attic level; attic conversion with dormer roof with window and 1 'Velux' roof light in rear slope of roof all at attic level.

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

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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*
- *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.

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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 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

Demolition

The existing detached garage/shed (13sq.m) where part of the proposed two storey extension will be constructed will be demolished. This is considered acceptable.

Full pitched gable roof & 2 no. rear dormers.

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to construct a two storey side extension with a full gable pitched roof to allow conversion of attic into non-habitable (storage) space with 2 rear dormer extensions and with 2 rear window. The rear dormers will be set appropriately above the eaves and below the ridge of the existing dwelling and will be inset from the side walls and will be broadly equidistant. Each dormer will have a width of c.2.3m and will project outwards from the roof by c.2.8m. The rear of the dwelling faces onto public open space and there will be no undue overlooking. However, it is considered that the

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proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **additional information**.

Two storey side extension

The extension tapers to the west at the rear. The side extension will be offset by c.2.0m from the southern site boundary at its widest point. Part of the extension will also be built to the southern site boundary. The extension projects the full length of the existing dwelling and projects an additional c.0.6m beyond the main rear building line of the existing dwelling at ground floor level only. The extension integrates reasonably well with the character of the existing dwelling and with the character of the local area. The proposal would comply with the SDCC House Extension Design Guide 2010.

Single storey rear extension

Part of the extension will project outwards from the main rear building line by c.0.65m and will span a width of c.2.26m. It will have a flat parapet roof and with a parapet height of c.3.0m. The proposal would comply with the SDCC House Extension Design Guide 2010.

Alterations to existing front porch

At ground floor level the front of the existing dwelling has a bay window with roof canopy over. The roof canopy also covers over the front entrance door. Alterations comprise of the construction of a blockwork pier to project outwards from the main front building line by c.0.6m and will have a height of c.3.3m where it will interface with the pitched roof canopy. A perpendicular length of c.6.18m will be provided for a vehicular entrance. The proposal would comply with the SDCC House Extension Design Guide 2010.

3 front rooflights

The rooflights would be acceptable.

Boundary Treatment

The applicant proposes to increase the heights of the southern (side) and western (rear) boundaries to 2.4 metres. This height is considered to be too high and in the event of a grant a **condition or a further information request**, this shall be addressed. It is not fully clear if the increase in height also refers to the side boundary in front of the existing dwelling. Therefore, in the event of a grant a **condition** shall be attached that any wall in front of the main front building line be limited to a maximum height of 1.2 metres in the interest of avoiding a traffic hazard for vehicles egressing from the site where vehicles and pedestrians would not be able to be seen approaching from the south. In any event, the southern boundary should not be higher than 1.2m for a distance of 3m from the back edge of the footpath.

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Services & Drainage

Both Irish Water and Surface Water Drainage recommend no objections subject to **conditions**.

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 Sustainable Drainage Systems (SuDS) features 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.

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

An extract taken from the Irish Water report states the following:

1 Water

1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

2 Foul

2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.

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

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

- Development subject of this application for two storey side extension, single storey rear extension and rear dormer (non-habitable) measures c.51.2sq.m as stated.
- No previous extensions.
- 40sq.m. exemption remains.
- Assessable area is 11.2sq.m.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – extensions	51.2sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0284

Conclusion

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. It is considered that the proposed design changes to the roof would be out of character with both the existing dwelling and those within the environs and would not comply with the design guidelines for extensions as set out in the 'House Extension Design Guide' and in the current South Dublin County Council Development Plan 2016-2022. The applicant should therefore be requested to revise the proposed scheme through a request for additional information.

Recommendation

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

1. The Planning Authority has concerns regarding the proposed design of the roof profile which is considered to be out of character with both the existing dwelling and those within the environs. The applicant is therefore requested to submit a revised proposal to address these concerns, which may include a 'Dutch' half-hipped roof.
2. (a) The applicant is advised that the Planning Authority has concerns in relation to raising of the heights of the southern (side) and western (rear) boundaries to 2.4 metres. This height is considered to be too high and revised drawings of wall heights limited to a maximum height of 2.0 metres are requested.
(b) It is not fully clear if the increase in height also refers to the side boundary in front of the existing dwelling. The applicant is requested to clarify and advised that any wall in

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front of the main front building line should be limited to a maximum height of 1.2 metres in the interest of pedestrian safety, visual amenity and residential amenity.

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REG. REF. SD21B/0613

LOCATION: 458, Orwell Park Green, Templeogue, Co. Dublin

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: _____

Eoin Burke, Senior Planner

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REG. REF. SD21B/0613

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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:

9/2/22

Eoin Burke

Eoin Burke, Senior Planner