

Comhairle Chontae Atha Cliath Theas

PR/0178/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0614 **Application Date:** 09-Dec-2021
Submission Type: New Application **Registration Date:** 09-Dec-2021

Correspondence Name and Address: Jimmy Martin 15 Castletown Lawn, Celbridge, Co Kildare

Proposed Development: Construction of dormer extension to the rear; the rising of a section of the original roof by 600mm; 2 new windows to rear of existing roof; construction of a porch at the existing entrance to the house; installation of 10 Solar PV Panels (20 sq.m) to the front of existing pitched roof.

Location: 33, Floraville Avenue, Dublin 22

Applicant Name: Maritta & James Mullins

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.00333 Hectares.

Site Description:

The existing house is a two storey, semi-detached residential property with a pitched roof profile and with a single storey side extension. The dwelling is located within the Floraville Avenue residential estate which is characterised mainly by other semi-detached houses of similar form and appearance.

Proposal:

The proposed development is for the following:

- Raising of ridge height of existing dwelling by 600mm to allow for construction of second storey rear extension in existing attic space (non-habitable).
- Construction of new porch entrance to side.
- Installation of 10 solar PV panels (20sq.m) to front of existing pitched roof.
- Proposed works measure c.32.5sq.m as stated.

SEA Sensitivity:

No overlap identified with relevant environmental layers.

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Zoning:

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

Consultations:

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

Irish Water – No objections subject to **conditions**.

Submissions/Observations /Representations

None.

Relevant Planning History

None traced to subject site.

Relevant Enforcement History

None traced.

Pre-Planning Consultation

None traced.

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 Objective 2:

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 11.2.7 Building Height

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.

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The House Extension Design Guide, *Section 4*:

- *Outside space*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties*
- *Rear extension*
- *Attic Conversions and Dormer Windows*
 - Avoid large and dominant roof extensions and dormer windows that are over-scaled in relation to the roof of the house,
 - 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.

Section 11.4.2 Car Parking Standards

Section 11.4.4 Car Parking Design and Layout

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)

Relevant Government Guidelines

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, 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 the following:

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

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Zoning and Council Policy

The site is located in an area which is zoned RES 'To protect and/or improve residential amenity'. A residential extension is permitted in principle, subject to its design being in accordance with the relevant provisions in the Development Plan. Proposal consists of attic conversion with rear dormers.

Residential & Visual Amenity

Construction of second storey rear extension in existing attic space (non-habitable).

The majority of dwellings in the vicinity have two storeys with a pitched roof profile. The applicant proposes to build up the existing ridge height by c. 600mm and project outwards towards the rear by c.3.0m and will be finished with a pitched roof over. The extension will only be inset very slightly from the side walls of the existing dwelling and will be built off the back wall of the house rather than inset 3 tile courses. This is essentially a second storey rear extension in an existing attic space (non-habitable).

There will be a separation distance of c.12.0m from the proposed extension to the house immediately to the rear. The extension would face on to the side of the dwelling located immediately to the rear of the existing dwelling (No. 31 Monastery Rise) where there would not appear to be any directly opposing above ground floor windows other than a landing window which appears to have obscure glazing. It is also noted that there are already windows in situ for the existing facing on to the side of the dwelling immediately to the rear. Therefore there would be no undue overlooking and this element of the proposal would comply with SDCC Development Plan 2016-2022, Section 11.3.1 Residential, (vi) Privacy.

The extension will be built on the rear wall of the existing dwelling and will not be set above the eaves of the existing dwelling. The extension will also be built above the ridge height of the existing dwelling. The Planning Authority has serious concerns regarding the overbearing scale and design of the proposed extension that would not be in keeping with the character of the existing dwelling or with the character of the area. The applicant is therefore requested to submit a revised proposal to address these concerns, which may include a revised proposal for a rear dormer whereby it is set appropriately below the ridge by a minimum of 100mm and above the eaves of the existing dwelling by at least three tile courses to comply with the SDCC House Extension Design Guide 2010 Section 4. It is considered this may be dealt with by way of a request for **Additional Information**.

New porch entrance to side (c.2.5sq.m.)

The extension will be located to the side of the existing dwelling and will have a length of c.2.415m and a width of c.1.7m. It will be offset by c.0.9m from the western site boundary with the immediate neighbour (No. 31 Floraville Avenue). It will have a hipped roof and a ridge height of c.3.4m. This element of the proposal would comply with the SDCC House Extension Design Guide 2010.

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10 (each panel is 1m x 2m) solar PV panels to front of existing pitched roof (c.20sq.m.)

Solar panels on roofs in residential areas are increasingly part of the visual landscape.

The proposal consists of an area of c.20sq.m. of solar panels on the front roof element of the existing dwelling. The proposal will not significantly alter the dwelling as it currently exists and therefore, no significant visual impact is anticipated. Given the scale of the proposed development, visual and residential amenity would not be adversely impacted. As outlined in Section 11.7.5 of the Development Plan, proposals for solar energy development must prioritise south facing aspects and have an inclination of between approximately 35 and 50 degrees. It is noted that the applicant has prioritised the south facing aspect which complies with this policy. It is noted that the applicant has not stated if the capacity of the solar panels is over 0.5MW. This information is required for assessment of development contributions. It is considered this may be dealt with by way of a request for **Additional Information**.

Services & Drainage

Both Irish Water and Surface Water Drainage have issued reports stating no objections subject to **conditions**.

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.

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

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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.

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.

Other considerations

Development Contributions

- The development is for a non-habitable rear attic conversion measuring c.30sq.m.
- Construction of new porch entrance to side c.2.5sq.m..
- Existing single storey rear extension measures c.12sq.m.
- 28sq.m. exemption remains.
- Development contributions are not applicable.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – non-habitable rear attic conversion & extension	32.5sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.00333

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

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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 extension will be built on the rear wall of the existing dwelling and will not be set above the eaves of the existing dwelling. The extension will also be built above the ridge height of the existing dwelling. The Planning Authority has serious concerns regarding the overbearing scale and design of the proposed extension that would be not be in keeping with the character of the existing dwelling or with the character of the area. The applicant is therefore requested to submit a revised proposal to address these concerns, which may include a revised proposal for a rear dormer whereby it is set appropriately below the ridge by a minimum of 100mm and above the eaves of the existing dwelling by at least three tile courses to comply with the SDCC House Extension Design Guide 2010 Section 4.
The applicant is also requested to indicate on a section drawing the floor to ceiling height of the proposed dormer in the converted attic.
2. It is noted that the applicant has not stated if the capacity of the solar panels is over 0.5MW. This information is required for assessment of development contributions.

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REG. REF. SD21B/0614

LOCATION: 33, Floraville Avenue, Dublin 22

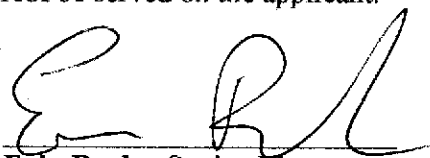
jjohnston

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:

11/2/22



Eoin Burke, Senior Planner