

Comhairle Chontae Atha Cliath Theas

PR/0208/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0624 **Application Date:** 15-Dec-2021
Submission Type: New Application **Registration Date:** 15-Dec-2021
Correspondence Name and Address: Pat O'Brien 19, Cadogan Road, Fairveiw, Dublin 3.
Proposed Development: Conversion of attic to bedroom/en-suite with new flat roofed dormer to rear; 3 'Velux' rooflights to front and new external insulation to existing walls to front and rear.
Location: 61, St. Peter's Road, Walkinstown, Dublin 12
Applicant Name: Finn Mason
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0201 Hectares as stated on application.

Site Description:

The site is located on the established St. Peter's Road, Walkinstown and contains an existing two-storey, mid-terrace dwelling with pitched roof. The streetscape in the vicinity is characterised by two storey terraced dwellings with front and rear gardens. Front porch extensions are evident in the immediate area.

Proposal:

- Conversion of attic to bedroom/en-suite with new flat roofed dormer to rear;
- 3 'Velux' rooflights to front and
- new external insulation to existing walls to front and rear.

Zoning:

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

Consultations:

Surface Water Drainage –
SEA Sensitivity Screening -

No objections.
No overlap indicated.

Submissions/Observations /Representations

No submissions received.

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Relevant Planning History

None recorded for subject site.

Adjacent sites:

SD20B/0070 – **Permission granted** for a single storey extension to rear; new dormer to rear; new roof light to front and associated site works.

Relevant Enforcement History

None on record.

Pre-Planning Consultation

None on record.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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).

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

Relevant Government Guidelines

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising a front and dormer extension is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

Front Extension

The submitted drawings include a front porch extension that projects 1m forward and 1.8m in width with a minor hipped canopy roof. The proposal does not exceed the projection recommendation and is consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010). There is evidence of front porch extensions in the immediate vicinity, however half-moon front arch is characteristic of the housing on this road. The proposal is acceptable.

Rear Dormer Window

The proposed rear dormer window is positioned below the ridgeline of the existing dwelling and appropriately above the eaves of the existing dwelling. The scale/design and windows used in the proposed flat-roofed dormer window is considered to be consistent with the recommendations of the Council's House Extension Design Guide in relation to design of dormer extensions.

3 'Velux' rooflights to front.

The 3 'Velux' rooflights to front of the dwelling are considered acceptable to the visual and residential amenities of the area.

New external insulation to existing walls to front and rear

External insulation is considered acceptable to the front and rear and shall not impact negatively on the visual and residential amenities of the area.

The overall proposed development provides for the insulation of the dwelling and the conversion of the existing attic into an attic room with new access stairs. The conversion is proposed as a habitable space; a **note** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations. No undue overlooking at this site location are

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envisaged. This development would enable the conversion of the attic providing an acceptable level of residential consolidation on the site and therefore, a grant of permission is recommended.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services Report have no objections subject to compliance with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal standard conditions for the proposed development.

Regarding Irish Water, no Irish Water Report was requested however standard **conditions** shall apply having regards to the new attic wc.

Screening for Appropriate Assessment

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

Environmental Impact Assessment

Having regard to the modest nature of the 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.

Development Contributions

Development Contributions Assessment Overall Quantum

Habitable attic conversion:	20.23sq.m
Assessable Area:	Nil

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	20.23sq.m
Land Type: Urban Consolidation.	
Site Area:	0.0201Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

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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.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully 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. Drainage - Surface Water.
 - (a) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
 - (b) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal
 - (c) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.REASON: In the interests of public health, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.
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.

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(b) Drainage - Irish Water.

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

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

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.

(c) 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.

(d) 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

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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 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, it must comply with the Building Regulations.

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REG. REF. SD21B/0624

LOCATION: 61, St. Peter's Road, Walkinstown, Dublin 12

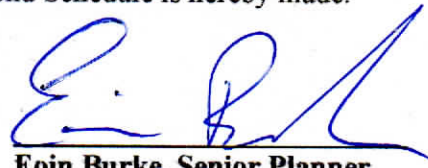
Colm Harte

**Colm Harte,
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:

17/2/22


Eoin Burke, Senior Planner