

Comhairle Chontae Atha Cliath Theas

PR/0260/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0649 **Application Date:** 23-Dec-2021
Submission Type: New Application **Registration Date:** 23-Dec-2021

Correspondence Name and Address: Peter Kavanagh, DublinPlanning.ie 77, Lower Camden Street, St. Kevin's, Dublin 2

Proposed Development: Alterations to existing house to include a ground floor extension to rear & side; first floor extension to side, new roof to include attic conversion with dormer windows to front & rear and associated site works.

Location: 3, Knocklyon Avenue, Dublin 16

Applicant Name: Robert Whelan

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.034 Hectares as stated per application.

Site Description:

This site contains a two storey detached gable fronted dwelling with pitched roof, single storey element to front and side and with single storey rear extension. The dwelling immediately to the north is similar in design however the majority of dwellings in the area is characterised by semi-detached dwelling with pitched roofs that are not gable fronted. The side of the subject dwelling faces onto the rear of the immediate neighbour to the south (No. 5 Knocklyon Avenue).

Proposal:

The proposed development comprises of the following:

- Raising of ridge height by c.1.12m and change from gable fronted dwelling to gable sided dwelling to provide for 2 front dormers 1 rear dormer (dormers are habitable).
- Single storey rear extension.
- Single storey side extension.
- First floor side extension.
- First floor front extension.
- Total proposed works measure c.102q.m (as stated).

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/0260/22

Record of Executive Business and Chief Executive's Order

Consultations:

Surface Water Drainage – No objections subject to conditions.

Irish Water – No objections subject to conditions.

SEA Sensitivity Screening

No overlap identified with SEA screening tool layers.

Submissions/Observations /Representations

One submission in objection was received for the proposal.

Concerns raised relate to the following:

- Front and rear dormers would visually dominate the front and rear of the property.
- Serious adverse impact on residential and visual amenity of neighbouring properties in the vicinity.
- Overbearing, dominant and out of character.
- South elevation has four large windows will have an adverse impact on privacy and overlooking.
- The apex roof would be visually incongruous and obtrusive to views due to its overbearing appearance.
- Not keeping with original character of roof.

The objection/s and submission/s lodged with the application have been considered in the overall assessment of the development

Relevant Planning History

None recorded for subject site.

Adjacent sites

SD21A/0072: 5, Knocklyon Avenue, Dublin 16.

Two storey, two bedroom dwelling to the rear with a vehicular entrance and footpath dishing; associated changes to boundary wall to accommodate same and associated site works.

Decision: **REFUSE PERMISSION.**

SD20B/0108: 5, Knocklyon Avenue, Dublin 16.

Retention for access gates to rear and side of house; rendered finish to single storey extension to front elevation in replacement of brick; zinc cladding on pitched roof over front single storey extension and all associated site works.

Comhairle Chontae Atha Cliath Theas

PR/0260/22

Record of Executive Business and Chief Executive's Order

Decision: **GRANT PERMISSION & REFUSE PERMISSION.**

SD17B/0239: 5, Knocklyon Avenue, Knocklyon Wood, Dublin 16.

Internal and external alterations and extension to the existing property comprising: (1) alterations to the roof incorporating new hip roof on east and west elevation, (2) part first floor extension over existing garage on the east side of the property, (3) new 1.800mm rendered block boundary wall to west of the site, (4) change of use of part ground floor from doctors surgery to residential use, (5) all associated landscaping and site works.

Decision: **GRANT PERMISSION.**

S96B/0181: 1 Knocklyon Avenue.

Garage conversion, first floor bedroom extension over together with new tiled roof to the front elevation over, porch, existing lobby and the proposed converted garage.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None.

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 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

Section 11.2.7 Building Height

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Comhairle Chontae Atha Cliath Theas

PR/0260/22

Record of Executive Business and Chief Executive's Order

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

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)

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 Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for the assessment are:

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

Zoning and Council Policy

The site is located in an area that is zoned 'RES' 'to protect and/or improve residential amenity.' A residential extension is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Visual and Residential Amenity

Change of roof profile

The pitch on this dwelling and surrounding dwellings is relatively low. Nevertheless, the proposed raising of the original ridge height of the existing dwelling by c.1.12m and the change from a gable

Comhairle Chontae Atha Cliath Theas

PR/0260/22

Record of Executive Business and Chief Executive's Order

fronted dwelling to a gable sided dwelling to provide for 2 front dormers 1 rear dormer (dormers are habitable) is considered to be acceptable in this instance and will not have a significant adverse impact on residential and visual amenity. This will allow additional accommodation in the roofspace and result in an improved dwelling from a building regulations perspective. Front dormers on two storey dwellings are now becoming part of the landscape, and even though this is the first in this area, such a proposal is not so out of character to warrant refusal. The eaves height of the original dwelling will remain the same and the level of additional shadow cast would not be considered to have a significant adverse impact.

Single storey rear extension.

The proposed 'L' shaped extension will integrate with the existing single storey rear extension (flat roof). The extension will have a flat parapet roof with a parapet height of c.3.291m. At 9.5m the extension will span the full width of the existing dwelling at the rear. On the northern side it will project outwards from the main rear building line by c.5.3m and on the southern side it will only project slightly outwards by c.0.65m. It will have high level windows on the north and southern elevations. At c.85sq.m. a reasonable level of private open space will remain post completion. There will be no significant overlooking or overbearing impact and the proposal would comply with the SDCC House Extension Guide 2010.

Single storey side extension.

This element of the proposal will fill in an existing courtyard like element and will provide for part of the proposed gym and playroom. The proposed first floor extension will be built over this extension. the proposal would comply with the SDCC House Extension Guide 2010.

First floor side extension.

The extension will project the full length of the original dwelling and will align with the existing ground floor side (south) building line of the original dwelling. It will have a pitched roof over the southern side elevation will have a gable finish. The ridge height of the new roof over will align with that of the new proposed raised ridge height of the main roof. To mitigate against overlooking to the immediate neighbour to the south the high level windows at first floor level for bedroom 4 on the southern elevation should be removed and the large window in the centre to serve the stairwell should be reduced in size and should use obscure glazing. It is considered this may be dealt with by way of **additional information**.

First floor front extension.

Although not stated in the description of works in the public notices the proposal also provides for a first floor front extension. The proposed first floor plan and proposed elevations show the first floor front extension will project outwards from the main front building line by c.2.7m and will span a width of c.2.6m. It will have a flat parapet roof with a parapet height of c.8.27m. It is noted that the parapet height will project slightly above the eaves height of the existing dwelling. The Planning Authority have serious concerns with the design of the roof at the first floor projection. A pitched

Comhairle Chontae Atha Cliath Theas

PR/0260/22

Record of Executive Business and Chief Executive's Order

roof would be considered a more appropriate design in the context of the proposal. It is considered this may be dealt with by way of **additional information**.

1 rear dormer

The rear dormer will be set appropriately above the eaves and below the new proposed ridge. It will have a width of c.3.2m and will project outwards from the roof by c.4.0m. There will be no undue overlooking and the proposal would not have a significant adverse impact on residential and visual amenity. The proposal would comply with the SDCC House Extension Guide 2010.

2 front dormers

The front dormer will be set appropriately above the eaves and below the new proposed ridge. However the front of the dwelling is considered to be more visually sensitive than the rear and it is considered appropriate that the front dormer that will provide for a wardrobe room should be omitted by way of **additional information**. The remaining front dormer will span a width of c.3.1m and will project outwards from the roof by c.4.0m and would be considered to be of an appropriate size and scale for the proposal and would not have a significant adverse impact on residential and visual amenity.

The planning drawings submitted show that the height of both the front and rear dormers are the same height in elevation but not in section. It is considered this may be dealt with by way of **additional information**.

Services and Drainage

Both Irish Water and Surface Water Drainage have issued reports stating no objection subject to **conditions**. An extract taken from the Irish Water report states the following:

IW Recommendation:

No Objection

IW Observations:

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.

Comhairle Chontae Atha Cliath Theas

PR/0260/22

Record of Executive Business and Chief Executive's Order

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

1.1 The applicant shall include Water Butts as part of Sustainable Drainage Systems (SuDS) measures 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.

Screening for Appropriate Assessment (AA)

Having regard to the distance of the proposed development from any Natura 2000 sites, the nature and scale of the proposed development in the context of the surrounding developments, it is not considered that the proposed development is likely to have a negative effect on a Natura 2000 site and therefore a Stage 2 Appropriate Assessment is not required.

Environmental Impact Assessment (EIAR)

Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. Additionally, having regard to the distance of the site from nearby sensitive receptors, the need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Other Considerations

Development Contributions

- Construction of single storey side and rear extension.
- Construction of first floor side extension.
- Construction of front and rear dormers.
- Previous single storey rear extension measures c.22.5sq.m.
- 17.5sq.m. exemption remains.
- Assessable area is 84.5sq.m.

Comhairle Chontae Atha Cliath Theas

PR/0260/22

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extension	102sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.034

Conclusion

Request Additional Information.

Recommendation

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

1. To mitigate against overlooking to the immediate neighbour to the south the high level windows at first floor level for bedroom 4 on the southern elevation should be removed and the large window in the centre to serve the stairwell should be reduced in size and should use obscure glazing. The applicant is requested to submit appropriate revised drawings to clearly show the removal of the high level window for bedroom 4 and submit a revised drawing showing the large window in the centre to serve the stairwell appropriately reduced in size.
2. The planning drawings submitted show that the height of both the front and rear dormers are the same height in elevation but not in section. The applicant is requested to submit revised scaled and dimensioned drawings to clearly address this and show appropriate consistency.
3. The Planning Authority has serious concerns with the design of the roof at the first floor front projection. A pitched roof would be considered a more appropriate design in the context of the proposal. Therefore, the applicant is requested to either omit the front first floor projection or submit revised drawings clearly showing an appropriate scaled and designed pitched roof (such proposal should remove the proposed dormer window to serve the wardrobe room).
4. As the front of the dwelling is considered to be more visually sensitive than the rear and it is considered appropriate that the front dormer that will provide for a wardrobe room in bedroom 4 should be omitted. Therefore, the applicant is requested to submit revised drawings clearly showing the removal of this front dormer.

Comhairle Chontae Atha Cliath Theas

PR/0260/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD21B/0649

LOCATION: 3, Knocklyon Avenue, Dublin 16

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:

25/2/22



Eoin Burke, Senior Planner