

# Comhairle Chontae Atha Cliath Theas

**PR/0290/22**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD21B/0537      **Application Date:** 20-Oct-2021  
**Submission Type:** Additional      **Registration Date:** 07-Feb-2022  
Information

**Correspondence Name and Address:** SHD Engineers Nutgrove Enterprise Park,  
Rathfarnham, Dublin 14

**Proposed Development:** Side and rear dormer attic extension for study/office  
space to existing dwelling roof and all associated site  
works.

**Location:** 79, Dodder Park Road, Dublin 14

**Applicant Name:** Andrew Byrne & Sarah Jane Byrne

**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 0.0289 hectares.

#### Site Description:

The application site contains a two storey, semi-detached house, located on Dodder Park Road in a row of similar dwellings. The surrounding area is residential in nature

#### Site visited:

12 November 2021

### **Proposal:**

Permission is sought for the following:

- Flat roof rear dormer and angled side dormer to facilitate conversion of attic to study/office space.

### **Zoning:**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

### **Consultations:**

Surface Water Drainage – No objection

### **SEA Sensitivity Screening**

Indicates overlap with SFRA B

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### **Submissions/Observations /Representations**

Submission expiry date – 23/11/2021

No submissions or objections received.

### **Relevant Planning History**

**SD08B/0488:** Single storey extension to rear, new ground floor bay window to front with raised roof to existing single storey (garage conversion) to side and associated site works. **Permission Granted.**

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

### **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.*

*Section 11.3.3 Additional Accommodation*

*(i) Extensions*

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

*Attic conversions and dormer windows:*

- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *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.*
- *Relate dormer windows to the windows and doors below in alignment, proportion, and character.*

*Overlook and loss of privacy:*

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

### **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).*

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### Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

### **Residential and Visual Amenity**

The proposal includes a rear and side dormer to facilitate an attic conversion to study/office room. No other external alterations are noted from drawings.

### Rear dormer

The rear dormer would be 2.805m wide and would extend past the slope of the hipped roof. The House Extension Design Guide states that dormers extending the full width of the roof should be avoided and that the impression of a 'flat roof' should be avoided. The overextension of the dormer would be visible from both the front and rear elevations and would set an undesirable precedent for similar works. In addition, the rear dormer would extend from the roof at a higher point than the side dormer creating a disjointed appearance. The applicant should be requested to redesign this dormer as part of **additional information**, ensuring the dormer does not extend past the intersection of the ridgeline of the roof and the slope of the hipped roof. The applicant may wish to consider altering the roof profile to provide a half-hip to accommodate the rear dormer as currently designed which would avoid the need for the proposed side dormer.

The side dormer would provide access to the converted attic through by a staircase. The dormer would be set down from the ridgeline and up from the eaves. The dormer would not be a conventional flat or pitched roof, rather it would have a flat roof which then slopes to facilitate a window before vertically connecting with the roof. This would give the appearance of mimicking the existing roof slope when viewed from the front. As previously stated, the side dormer would be located lower in the roofscape than the rear dormer, meaning a projection of the rear dormer would be visible above the side dormer when viewed from the front. As previously stated, this would create a disjointed appearance and would be unacceptable in terms of visual amenity. It is considered that a half hip roof profile would facilitate the proposed internal works better. The applicant should be invited to address these concerns by way of **additional information**.

It is noted that there is a similar side dormer extension to the dwelling to the west.

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It is noted from the section provided that a ceiling height of 2.4m is provided. It should be noted by the applicant that to use the attic conversion as a habitable room, all relevant building regulations must be complied with.

### **Services, Drainage and the Environment**

Water Services has reviewed the application and has no objection.

### **Screening for Appropriate Assessment**

Having regard to the scale and nature of the development, connection to public services and the distance from Natura 2000 sites, it is considered that the proposed 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 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.

### **Conclusion**

It is considered that the proposed development does not comply with the provisions of the South Dublin County Council Development Plan 2016-2022, and specifically the House Extension Design Guide. It is considered that the proposed dormers are unacceptable as currently presented and the applicant should be requested to submit further information addressing the following:

- The rear dormer should not extend past the existing ridgeline of the roof. In addition, the side dormer is considered to be visually unacceptable. The applicant should be invited to revise these proposals or consider the provision of a 'Dutch' hip roof profile, extending the ridgeline of the roof to accommodate the rear dormer, and replacing the side dormer.

### **Recommendation**

Request Further Information.

### **Further Information**

Further Information was requested on 13/12/2021

Further Information was received on 07/02/2022

### **Consultations**

*No reports required.*

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### Submissions/Observations

No further submissions/observations received.

### Assessment of Further Information

The Further Information requested was as follows:

*The dormer windows as proposed are unacceptable given the awkward relationship between the two and the over extension of the rear dormer past the intersection of the existing ridgeline and the slope of the hipped roof. It is considered that alterations to the roof profile would accommodate the proposed internal works more effectively through the provision of a half-hipped or 'Dutch' hip roof profile, allowing for the rear dormer as currently proposed and removing the need for the side dormer.*

*The applicant is requested to submit revised drawings as follows:*

- *The rear dormer should not extend past the existing ridgeline of the roof and the side dormer is considered unacceptable in terms of visual amenity. The applicant is requested to revise these proposals to ensure compliance with the House Extension Design Guide, providing a hipped roof dormer to the side and reducing the size of the rear dormer; OR*
- *The applicant is requested to submit revised drawings providing a half-hipped roof, removing the side dormer entirely and allowing for the rear dormer as per current proposals, ensuring the dormer does not extend past the intersection of the ridgeline and half-hip.*

### Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 7<sup>th</sup> February 2022.

A half-hipped roof is now proposed to facilitate the attic conversion. The rear dormer would not extend beyond the intersection of the ridgeline and half-hip and would be located below the ridgeline and up from the eaves. A rooflight is proposed on the roof slope of the hip of the roof to serve the stairs below. These changes are all considered acceptable. The Planning Authority considers that the half-hip roof configuration is now compliant with South Dublin Design Guidance and County Development Plan policy.

### Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – 'To protect and/or improve residential amenity', and the relevant provisions in the County Development Plan 2016-2022 and is considered acceptable.

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### **Other considerations**

#### **Development Contributions**

Existing extensions: 50sq.m (rear extension and garage conversion)  
Proposed attic extension (habitable): 18sq.m  
Assessable Area: 18sq.m

#### **SEA Monitoring Information**

Building Use Type Proposed: Residential extension  
Floor Area: 18sq.m  
Land Type: Brownfield / Urban Consolidation  
Site Area: 0.0289 hectares.

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to 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 proposal would be consistent with Council policy in relation to extensions to dwelling houses.

### **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 to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by

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Further Information received on 07/02/2022, 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. (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.

(b) Restriction on Use.

The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

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

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) 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.

(d) 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.

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(e) 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 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.

### 3. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,880.82 (one thousand eight hundred and eighty euros and eighty two cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contribution shall be paid prior to commencement of development, or in such phased payments as the Planning Authority may facilitate. Contributions shall be payable at the rate pertaining to the year in which implementation of the planning permission is



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commenced as outlined in the South Dublin County Council Development Contribution Scheme 2021 - 2025.

**REASON:** The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

**NOTE RE: CONDITION** - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing [customerservice@water.ie](mailto:customerservice@water.ie).

**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 is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

**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.

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**REG. REF. SD21B/0537**

**LOCATION: 79, Dodder Park Road, Dublin 14**

*jjohnston*  
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**Jim Johnston,**  
**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:** 7/3/22

  
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**Eoin Burke, Senior Planner**