

Comhairle Chontae Atha Cliath Theas

PR/0297/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0569 **Application Date:** 09-Nov-2021
Submission Type: Additional **Registration Date:** 10-Feb-2022
Information
Correspondence Name and Address: Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham,
Dublin 14
Proposed Development: Attic conversion for storage; raised gable to the side;
dormer window to rear; new side gable window; 2
'Velux' windows to front.
Location: 173, Orwell Park View, Dublin 6w
Applicant Name: Fiona Herraghty & Richard Dempsey
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.0217 hectares

Site Description:

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

Proposal:

Permission is sought for the following:

- New rear dormer with flat roof and two windows to facilitate attic conversion to storage area with two rooms (27sq.m)
- Two rooflights on front roof slope
- Raised gable to side with window to form half-hipped roof profile with new window on side elevation
- Removal of chimney

Zoning:

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

Consultations:

Surface Water Drainage – No objection, conditions recommended

Submissions/Observations /Representations

Submission expiry date – 30/12/2021

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No submissions or observations were received.

Relevant Planning History

None recorded for subject site.

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).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy

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- 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 two room attic conversion to storage comprising a dormer with two windows to the rear and alterations to the roof profile to create a 'half-hipped' roof with window to the side and two rooflights on the front roof slope. The chimney would be removed to facilitate the conversion. No other external alterations are noted from drawings.

Rear dormer

The dormer window would be located in the rear roof slope and would accommodate a converted attic to storage area comprised of two rooms. The dormer would be flat roofed and would be set down from the ridgeline and up from the eaves. Materials would match the existing dwelling. From the plans submitted it appears that the proposed floor plan might facilitate a bedroom and en-suite bathroom. A note should be attached advising the applicant that if the room is to be used for habitation it must comply with the building regulations. The floor to ceiling height of 1.981m shown on the section provided would not comply with building regulations and therefore the space could not be used as a habitable room.

Although the dormer would create a new vantage point, it is not considered that it would be materially worse than views from the existing first floor windows and therefore would not give rise to unacceptable levels of overlooking. There is a separation distance of approximately 25m between the house and neighbouring residential properties to the rear. The dormer would be set in from the shared boundary and would not result in harmful overshadowing or loss of light. It is therefore considered that the proposed rear dormer would not be materially harmful to residential amenity and the principle of the extension is therefore considered to be acceptable.

Alterations to roof profile

It is proposed to remove the existing chimney and alter the roof profile, incorporating a raised gable end to create a half-hipped roof to facilitate the inclusion of a staircase to access the converted attic. It is considered that, given the proposed ridge length of the roof (6m), the resulting hip of the roof is 'token'. The amended hip of the roof must be more pronounced for it to be properly considered as a half hip/'Dutch' roof profile, with a general rule of thumb being that the half hip should account for a third of the distance between the ridge height and the roof gutter. This can be addressed by **additional information**. In amending the proposals for the half-

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hipped roof, it should be noted by the applicant that the rear dormer should not extend past the intersection of the existing roof ridge line and the proposed half hip. This will need to be addressed by **additional information**. There is no objection to the removal of the chimney.

The House Extension Design Guide states that half-hipped roof extensions will rarely be acceptable. It is noted that other properties on Orwell Park View have undergone similar works, most relevant being Reg. Ref. SD21B/0473 and Reg. Ref. SD18B/0474. It is considered that the proposal aligns with the emerging character of development in the area and, with the stated revisions, would be acceptable in terms of residential and visual amenity.

A window is proposed on the side elevation. A **condition** should be attached to any grant of permission requiring this window to be obscured glazing, in the interests of protecting privacy and residential amenity.

Services, Drainage and the Environment

Water Services have reviewed the application and have stated no objection subject to a standard **condition** on the inclusion of water butts as part of the development. It is considered that this would be difficult to enforce.

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

The proposed dormer window and hipped roof are considered to be acceptable in principle. However, **additional information** is required to address concerns about the token nature of the half-hipped roof profile.

Recommendation

Request Further Information

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Further Information

Further Information was requested on 11/01/2022

Further Information was received on 10/02/2022

Consultations

No reports required.

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

It is considered that the proposed raised gable provides a 'token' 'Dutch' hip roof profile. The applicant is requested to submit revised drawings (plans, elevations and sections as necessary) incorporating amendments to the roof profile, ensuring the half-hipped detail is more pronounced and making note of the following:

- (a) The angle of the half-hip/'Dutch' hip shall be the same as the angle of the existing roof.
- (b) The proposed dormer structure shall not project beyond the intersection of the ridge roof of the dwelling and that of the new 'Dutch' hip roof.
- (c) the depth of the 'Dutch' hip should be approximately one third the distance between the ridge of the roof and the gutter level of the roof (some flexibility will be allowed to ensure head height on the attic stairwell).

Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 10 February 2022.

The applicant has not provided a revised attic floor plan or roof plan. From front and rear elevations, it appears the 'Dutch' hip has been amended to be of a sufficient scale so as not to be considered token. The side elevation does not appear to have been amended to show a more pronounced half-hip. A **condition** should be attached to any grant requiring a consistent attic and roof plan to be submitted and revised side elevation, all showing the amendments to allow for an increased half-hip of the roof.

Planning Authority considers that the gable roof configuration is now compliant with the South Dublin Design Guidance. The applicant has redesigned the roof profile that now incorporates an elongated 'Dutch' half-hipped roof. This is now considered consistent with County Development Plan policy.

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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.

Development Contributions

Development Contributions Assessment Overall Quantum

Non habitable Attic: 27sq.m

Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed:	Non-habitable attic
Floor Area:	27sq.m
Land Type:	Urban Consolidation.
Site Area:	0.0217 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.

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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 as amended by further information submitted on 10th Feb 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

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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.

(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. Consistent Drawings

Prior to commencement of development, the applicant shall submit a revised attic and roof plan, clearly showing the revised location of the dormer window and associated changes.

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In addition, the applicant shall submit a revised side elevation so that it accords and is consistent with the proposed front and rear elevations submitted as further information on 10th feb 2022.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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 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.

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.

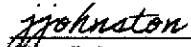
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REG. REF. SD21B/0569

LOCATION: 173, Orwell Park View, Dublin 6w



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: 8/3/22



Eoin Burke, Senior Planner