

Comhairle Chontae Atha Cliath Theas

PR/0326/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0015 **Application Date:** 20-Jan-2022
Submission Type: New Application **Registration Date:** 20-Jan-2022
Correspondence Name and Address: Ross Somers, RS Consulting Engineers 26a,
Maywood Lawn, Raheny, Dublin 5
Proposed Development: The construction of an attic conversion with a dormer
to the rear and 3 rooflights to the front along with all
associated site works.
Location: 3 Airpark Square, Stocking Lane, Edmondstown,
Dublin 16
Applicant Name: Eileen Gillick & Gerard Ryan
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 02/03/2022

Site Area

0.02 Hectares.

Site Description

The site contains a two-storey dwelling located at the eastern end of a terrace of 3 houses in the Airpark residential area.

Proposal:

- The construction of an attic conversion with a dormer window to the rear and 3 rooflights to the front along with all associated site works.
- Proposed works measure 36.3sqm.

Zoning:

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

Consultations:

Irish Water - No report received.

Drainage Maintenance - No objection subject to standard conditions

Surface Water Drainage - No objection subject to standard conditions

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SEA Sensitivity Screening

No overlap with relevant layers

Submissions/Observations /Representations

None.

Relevant Planning History

Subject Property

None

Adjacent Properties

SD21B/0204 – **Granted Permission** at 22, Airpark Square, Edmondstown, Dublin 16 for construction of a dormer extension to the rear of existing dwelling; addition of 3 roof lights to front and all ancillary site works.

SD21B/0124 – **Granted Permission** at 8, Airpark Rise, Stocking Lane, Rathfarnham, Dublin 16 for conversion of existing attic space comprising of modification of existing roof structure; new access stairs and 2 roof windows to the front.

SD16B/0057 – **Granted Permission** at 18, Airpark Rise, Stocking Lane, Dublin, 16 for conversion of attic space (27.5sq.m) incorporating construction of 2 dormer windows and 'Velux' type roof window on southern (front) elevation 1 window in side gable at attic level on western elevation and associated site works.

SD14B/0031 – **Granted Permission** at 16, Airpark Rise, Stocking Lane, Dublin 16 for conversion of attic space to habitable space (28.45 sq.m) incorporating construction of 2 no. dormer windows on northern (side) elevation; associated site works.

SD10B/0422 – **Granted Permission** at 26, Airpark Avenue, Rathfarnham, Dublin 16 for Conversion of attic space to habitable space (28.45sq.m) incorporating construction of 1 no. dormer window and 2 no. Velux roof windows on northeastern (side) elevation; associated site works.

Relevant Enforcement History

None recorded.

Pre-Planning Consultation

None recorded.

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

Section 2.4.1 Residential Extensions

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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).

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 11.8.2 Appropriate Assessment

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

Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *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.*

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Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 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
- Residential and Visual Amenity
- Service Water and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings.

Residential and Visual Amenity

Rear dormer

Residential Amenity

The rear dormer which is intended to be habitable (as indicated on the drawings) will be inset from the attached property to the west by approximately 0.8m. It will span a width of approximately 4.2m and will project outwards from the roof by approximately 4.2m. It will overlook the gable end of Number 11 Airpark Avenue to the north of the subject as the orientation faces west as it is in a corner site location with dual aspect, but it is unlikely to be too

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intrusive. It is considered that the rear dormer would not adversely impact residential amenity of surrounding properties.

Visual Amenity

The dormer will be set just below the ridge of the existing dwelling and would comply with the SDCC House Extension Design Guide 2010. The materials intended to be used are not specified in the plans although it appears to be in concrete painted render as per the rear wall to the north and it will also be flat roofed. It is considered that the dormer would be visually acceptable.

Roof Lights

The 3 'Velux' windows proposed to the front and one to the rear would visually accord with the character of the area.

Service Water and Drainage

Surface Water

No objections subject to standard conditions.

Flood Risk

No objections.

Water Report

Not applicable.

Foul Drainage Report

Not applicable

Conclusion

No report has raised any objections to the proposal.

Screening for Appropriate Assessment (AA)

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 (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.

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Development Contributions

Development Contributions Assessment Overall Quantum

No Previous Extensions

Proposed Attic Conversion: 36.3sq.m

Assessable Area: NIL

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 36.3sq.m

Land Type: Urban Consolidation.

Site Area: 0.02 Hectares

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, and the scale of the proposed development, 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 dormer extension would be in compliance 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 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

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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.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental

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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.

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.

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NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant is advised that in order to use the attic as a habitable room it must comply with the Building Regulations.


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REG. REF. SD22B/0015

LOCATION: 3 Airpark Square, Stocking Lane, Edmondstown, Dublin 16



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: 14/03/2022



Colm Harte,
Senior Executive Planner