

Comhairle Chontae Atha Cliath Theas

PR/0351/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0024 **Application Date:** 24-Jan-2022
Submission Type: New Application **Registration Date:** 24-Jan-2022
Correspondence Name and Address: Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14
Proposed Development: Attic conversion for storage with dormer window to rear; four new roof windows to the front.
Location: 10, Knocklyon Drive, Ballyroan, Dublin 16.
Applicant Name: Kevin O'Brien & Marina Veuillot
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 2/3/2022

Site Area

0.0406 Hectares.

Site Description

The property is a semi-detached pitched roof dormer style property with 2 storey extension to the gable end (northeast) and dormer window to the front located on Knocklyon Drive off the Ballyroan Road in Dublin 16. There is a flat roofed extension to the rear of the property with a relatively large garden to the rear. The area is predominantly residential in nature where surrounding dwellings in the vicinity have a mainly uniform building line.

Proposal:

- Attic conversion for storage with dormer window to rear.
- Four new roof windows to the front.
- Proposed works measure 38.5sq.m.

Zoning:

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

Consultations:

Irish Water

No report received.

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Drainage Maintenance

No objection subject to standard conditions

Surface Water Drainage

No objection subject to standard conditions

SEA Sensitivity Screening

No overlap with relevant layers

Submissions/Observations /Representations

None.

Relevant Planning History

Subject Site

SD18B/0100 – **PERMISSION GRANTED** - (1) Construction of a single-storey extension to rear; (2) construction of a two-storey extension to the side with roof light; (3) construction of a dormer to the rear, at first floor level; (4) widening of existing vehicular entrance from 2385mm to 3500mm.

Adjacent sites

SD20B/0033 – **PERMISSION GRANTED** - Widening of existing driveway opening to 3.5m; new canopy at front entrance to replace existing; convert existing single storey shed to side to include new window and door as per existing and raise parapet level of roof by 800mm; new converted attic with dormer window to rear elevation and 2 new 'Velux' to front elevation.

SD21B/0508 – **PERMISSION GRANTED** for Construction of single storey extension to rear; two storey extension to the side; porch to front; dormer window to rear roof at attic level; dormer window and rooflight to front at first floor level; refurbishment of house including new stairs to comply with Building Regulations; all associated site works.

SD00B/0308 – **PERMISSION GRANTED** for works at 7 Knocklyon Drive, Templeogue, Dublin 16. Conversion of attic to bedroom with dormer window at rear.

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).

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.*

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).

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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*'. A development of a non-habitable attic conversion with dormer window 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 proposed development would provide 38.5sq.m of non-habitable storage space which would be considered sustainable development and in line with the objectives of the South Dublin County Council Development Plan 2016-2022.

Visual Amenity

The rear dormer will be inset from the adjoining property to the south-east by approximately 1.07m. It will span a width of approximately 5.4m and will project outwards from the roof by approximately 2.1m. It is set below the ridgeline. The applicant has specified that the external finishes are to match the existing which is cladding on the dormer window the front elevation of the property.

The rear dormer window appears to not be fully 3 tile courses from the eaves and is coming directly off the rear (north) wall of the main dwelling which does not comply with Section 4 Attic Conversions and Dormer Windows of the SDCC House Extension Design Guide 2010, but this can be dealt with by way of **condition**.

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Roof Lights

The four 'Velux' roof lights to the front of the property are not overbearing or detracting from the visual amenity of the area and as such are considered appropriate.

Service Water and Drainage

Surface Water

No objections.

Flood Risk

No objections subject to standard conditions.

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.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed Non-Habitable Attic Conversion:	38.5sq.m
Previous Extension	58.3sq.m
Assessable Area:	0sq.m

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SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 38.5sq.m

Land Type: Urban Consolidation.

Site Area: 0.0406 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, the proposed attic conversion with rear dormer window would, subject to conditions, accord with the SDCC House Extension Design Guide (2010) and the proper planning and sustainable development of the area.

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. Modifications.
Prior to the commencement of development, the applicant shall submit revised drawings, including elevations, roof plans and sections, of the proposed rear dormer to the Planning Authority demonstrating the following:

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The rear dormer shall be set back from the rear wall at a minimum of 3 No. tile courses from eaves line of the existing dwelling, and shall not be flush with the external wall of the existing facade.

REASON: In the interest of visual amenity.

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.

(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 and Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

(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.

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/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: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

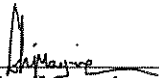
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REG. REF. SD22B/0024

LOCATION: 10, Knocklyon Drive, Ballyroan, Dublin 16.



Colm Maguire,
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: 21/3/22



Eoin Burke, Senior Planner