

# Comhairle Chontae Atha Cliath Theas

**PR/0394/22**

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

**Reg. Reference:** SD21B/0613      **Application Date:** 07-Dec-2021  
**Submission Type:** Additional      **Registration Date:** 02-Mar-2022  
Information

**Correspondence Name and Address:** JEArchitecture Park House, Ballisk Court, Donabate, Co. Dublin

**Proposed Development:** Two storey extension to side; single storey extension to rear; alterations to existing porch to front; 3 rooflights to the front; 2 new dormers to the rear; all ancillary works.

**Location:** 458, Orwell Park Green, Templeogue, Co. Dublin

**Applicant Name:** Tim Sparsis

**Application Type:** Permission

(CS)

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

Site Area: Stated as 0.0284 Hectares.

#### Site Description:

The subject site is located in Orwell Park Green in Templeogue. The subject dwelling is a two-storey semi-detached dwelling, with a hipped roof profile on s corner site towards the end of a cul-de-sac with public open space located immediately to the west and to the south of the subject site. It has a detached side garage (c.13sq.m.) located along the southern site boundary (which is proposed for demolition). The site tapers to the west at the rear. There is dense planting locate along the southern site boundary. The street is characterised by other similar residential dwellings. The subject site is staggered from the main building lines on the street.

### **Proposal:**

The proposed development consists of the following:

- Demolition of existing shed (c.13sq.m).
- Roof extension comprising change of existing hip roof to side to create new full pitched gable roof to allow conversion of attic into non-habitable (storage) with 2 rear dormers.
- Two storey rear extension.
- Single storey rear extension.
- Alterations to existing front porch.
- 3 rooflights to front.
- Proposed works measure c.51.2sq.m.

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### **Zoning:**

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

### **Consultations:**

*Water Services Section:* No objection subject to **conditions**.

*Irish Water:* No objection subject to **conditions**.

### ***SEA Sensitivity Screening***

Overlap identified with Record of Monuments and Places 2016.  
022-003. River Poddle Watercourse.

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

None

### **Recent Relevant Planning History:**

None

### ***Adjacent sites***

**SD18B/0240:** 454, Orwell Park Green, Templeogue, Dublin 6w.

Build-up of existing hip in roof to side of roof into 'Dutch' hip at attic level; attic conversion with dormer roof with window and 1 'Velux' roof light in rear slope of roof all at attic level.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History:**

None traced.

### **Pre-Planning Consultation:**

No pre-planning consultation recorded.

### **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 – Residential Extensions.***

***H18 Objective 1*** - 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).

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*Section 11.3.1 Residential*

*Section 11.3.1 (iv) Dwelling Standards*

*Section 11.3.1 (v) Privacy*

*Section 11.3.3(i) Additional Accommodation - Extensions.*

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

The House Extension Design Guide, *Section 4*:

- *Outside space*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties*
- *Rear extension*

*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)***

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible.*

#### ***For 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 3 tile courses);*
- *Relate dormer windows to the windows 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.***

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*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 relate to:

- Zoning and Council policy;
- Residential and visual amenity;
- Services & Drainage;
- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR).

### ***Zoning and Council Policy***

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity'. The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the 2016-2022 South Dublin County Council Development Plan and the House Extension Design Guide.

### ***Residential & Visual Amenity***

#### ***Demolition***

The existing detached garage/shed (13sq.m) where part of the proposed two storey extension will be constructed will be demolished. This is considered acceptable.

#### ***Full pitched gable roof & 2 rear dormers.***

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to construct a two storey side extension with a full gable pitched roof to allow conversion of attic into non-habitable (storage) space with 2 rear dormer extensions and with 2 rear window. The rear dormers will be set appropriately above the eaves and below the ridge of the existing dwelling and will be inset from the side walls and will be broadly equidistant. Each dormer will have a width of c.2.3m and will project outwards from the roof by c.2.8m. The rear of the dwelling faces onto public open space and there will be no undue overlooking. However, it is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that

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the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **additional information**.

### *Two storey side extension*

The extension tapers to the west at the rear. The side extension will be offset by c.2.0m from the southern site boundary at its widest point. Part of the extension will also be built to the southern site boundary. The extension projects the full length of the existing dwelling and projects an additional c.0.6m beyond the main rear building line of the existing dwelling at ground floor level only. The extension integrates reasonably well with the character of the existing dwelling and with the character of the local area. The proposal would comply with the SDCC House Extension Design Guide 2010.

### *Single storey rear extension*

Part of the extension will project outwards from the main rear building line by c.0.65m and will span a width of c.2.26m. It will have a flat parapet roof and with a parapet height of c.3.0m. The proposal would comply with the SDCC House Extension Design Guide 2010.

### *Alterations to existing front porch*

At ground floor level the front of the existing dwelling has a bay window with roof canopy over. The roof canopy also covers over the front entrance door. Alterations comprise of the construction of a blockwork pier to project outwards from the main front building line by c.0.6m and will have a height of c.3.3m where it will interface with the pitched roof canopy. A perpendicular length of c.6.18m will be provided for a vehicular entrance. The proposal would comply with the SDCC House Extension Design Guide 2010.

### *3 front rooflights*

The rooflights would be acceptable.

### *Boundary Treatment*

The applicant proposes to increase the heights of the southern (side) and western (rear) boundaries to 2.4 metres. This height is considered to be too high and in the event of a grant a **condition or a further information request, this** shall be addressed. It is not fully clear if the increase in height also refers to the side boundary in front of the existing dwelling. Therefore, in the event of a grant a **condition** shall be attached that any wall in front of the main front building line be limited to a maximum height of 1.2 metres in the interest of avoiding a traffic hazard for vehicles egressing from the site where vehicles and pedestrians would not be able to be seen approaching from the south. In any event, the southern boundary should not be higher than 1.2m for a distance of 3m from the back edge of the footpath.

### *Services & Drainage*

Both Irish Water and Surface Water Drainage have no objections subject to **conditions**.

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

*Surface Water Report: No Objection Subject to:*

*1.1 Include Water butts as part of Sustainable Drainage Systems (SuDS) features 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.

An extract taken from the Irish Water report states the following:

*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.

### ***Screening for Appropriate Assessment (AA)***

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

### ***Screening for 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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### **Other Considerations**

#### ***Development Contributions***

- Development subject of this application for two storey side extension, single storey rear extension and rear dormer (non-habitable) measures c.51.2sq.m as stated.
- No previous extensions.
- 40sq.m. exemption remains.
- Assessable area is 11.2sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – extensions	51.2sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0284

### **Conclusion**

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. It is considered that the proposed design changes to the roof would be out of character with both the existing dwelling and those within the environs and would not comply with the design guidelines for extensions as set out in the 'House Extension Design Guide' and in the current South Dublin County Council Development Plan 2016-2022. The applicant should therefore be requested to revise the proposed scheme through a request for additional information.

### **Recommendation**

Request Further Information.

### **Further Information**

- Further Information was requested on 09/02/2022.
- Further Information was received on 02/03/2022.

No submissions/observations on the further information have been made.

The following Further Information was requested.

### **Item 1: 'Dutch' Hip**

The Planning Authority has concerns regarding the proposed design of the roof profile which is considered to be out of character with both the existing dwelling and those within the environs. The applicant is therefore requested to submit a revised proposal to address these concerns, which may include a 'Dutch' half-hipped roof.

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### Item 2: Boundary

(a) The applicant is advised that the Planning Authority has concerns in relation to raising of the heights of the southern (side) and western (rear) boundaries to 2.4 metres. This height is considered to be too high and revised drawings of wall heights limited to a maximum height of 2.0 metres are requested.

(b) It is not fully clear if the increase in height also refers to the side boundary in front of the existing dwelling. The applicant is requested to clarify and advised that any wall in front of the main front building line should be limited to a maximum height of 1.2 metres in the interest of pedestrian safety, visual amenity and residential amenity.

### Further Consultations

Roads Section – No objections subject to **conditions**.

### Further Submissions/Observations

None received.

### Assessment

#### Item 1: Dutch Hip

The applicant has submitted revised drawings in an attempt to address the request for additional information. The revised drawings submitted shows the construction of a 'Dutch' hip that will maintain the same angle as that of the existing hipped roof. The 'Dutch' hip will be inset by c.1.0m from the side walls and will be clearly distinguishable from a full pitch gable roof. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

#### Item 2: Boundary

The applicant has submitted revised drawings in an attempt to address the request for additional information. (i). The revised drawings submitted shows that boundary walls to the rear(west) and side(south) will be limited to a height of 2.0m. (ii). The revised drawings submitted shows that all boundary walls to front will be limited to a height of 1.2m.

Based on review of the of the additional information received the Roads Department has issued a report stating no objections subject to **conditions**. An extract taken from the Roads Report states the following:

*Roads Department Assessment:*

*The applicant has submitted details of the forward boundary walls at 1.2m high. Roads are satisfied with the response.*



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### ***No Roads objections subject to the following conditions:***

*1. The boundary walls at vehicle access points shall be limited to a maximum height and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

### **Other Considerations**

#### ***Development Contributions***

- Development subject of this application for two storey side extension, single storey rear extension and rear dormer (non-habitable) measures c.51.2sq.m as stated.
- No previous extensions.
- 40sq.m. exemption remains.
- Assessable area is 11.2sq.m.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – extensions	51.2sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0284

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

### **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 -

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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 Further Information received on 02/03/2022, 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). Include Water butts as part of Sustainable Drainage Systems (SuDS) features for the proposed development.
  - (ii). All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
  - (iii). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.
  - (iv). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.
  - (v). All development shall be carried out in compliance with Irish Water Standards codes and practices.
  - (vi). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
  - (vii). There shall be complete separation of the foul and surface water drainage systems,

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both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(viii). 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 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

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- 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 €1,170.29 (one thousand one hundred and seventy euros and twenty nine 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 contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

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 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.

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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.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.

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**REG. REF. SD21B/0613**

**LOCATION: 458, Orwell Park Green, Templeogue, Co. Dublin**

  
\_\_\_\_\_  
**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:** 29/3/22

  
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**Eoin Burke, Senior Planner**