

Comhairle Chontae Atha Cliath Theas

PR/0410/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21B/0393 **Application Date:** 12-Jul-2021
Submission Type: Additional **Registration Date:** 04-Mar-2022
Information

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

Proposed Development: Dormer attic extension including raise existing ridge height; rear flat roof dormer and 4 roof windows for additional bedrooms and bathrooms; alterations to front elevations and all associated site works.

Location: 10, Idrone Park, Dublin 16

Applicant Name: Victoria & Ciaran Clifford

Application Type: Permission

(DF)

Description of Site and Surroundings:

Site Area:

Stated as 0.0387ha

Site Visit: 10 August 2021

Site Description:

The subject site is a bungalow unit with a rear garden located within an established residential area. The surrounding streetscape is characterised by semi-detached bungalows, and two storey semi-detached houses opposite.

Proposal:

Dormer attic extension including raise existing ridge height; rear flat roof dormer and 4 roof windows for additional bedrooms and bathrooms; alterations to front elevations and all associated site works.

SEA Sensitivity:

No overlap identified with relevant environmental layers

Zoning:

The subject site is subject to zoning objective RES - *'To protect and / or improve Residential Amenity'* in the South Dublin County Development plan 2016-2022.

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Consultations:

Water Services-No objection subject to standard conditions

Submissions/Observations /Representations

Final date for submissions 16/08/21. No objections received

Relevant Planning History

Subject site

None for subject site.

Adjacent sites

SD04B/0400. Dormer extension to rear including raising of roof ridge to front and sides to provide bedroom and en-suite bathroom and 4 'Velux' roof lights to ex. kitchen and roof glazing to stairs.

Grant Permission

S00B/0561. Ground floor and dormer extension at rear and increased ridge level

Refuse Permission

Relevant Enforcement History

None recorded for the subject site

Pre-Planning Consultation

None recorded for the 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

Section 11.3.3 (i) Extensions

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

For rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat-roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

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- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

For front extensions:

- *Keep the extension simple and complementary to the style of the house reflecting the style and details of the main house, e.g. window location, shape, type, proportion and sill details,*
- *Reflect the roof shape and slope of the main house,*
- *Try to expose and complement rather than hide or cover original distinctive features or a house such as bay windows,*
- *Keep front boundary walls or railings particularly if they are characteristic of the street or area,*
- *Try to maintain a minimum driveway length of 6m,*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements,*
- *Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house,*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice, fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house,*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

For attic conversions and dormer windows:

- *Use materials to match the existing wall of roof materials of the main house;*
- *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.

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

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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, and Residential and Visual Amenity.

Zoning and Council policy

The site is located in an area with zoning objective 'RES', *'To protect and / or improve Residential Amenity'*. The proposed development is permitted in principle within the 'RES' zoning objective subject to its design being in accordance with the relevant provisions in the Development Plan (not including design which is addressed within the 'residential and visual amenity' section of the report).

Residential and Visual Amenity

Roof and Dormer

- The existing ridge line creates a uniform streetscape along the street. The proposal intends to extend the roof ridge from 4.935m to 5.31m to enable the additional of an upper floor. This has occurred on a neighbouring property on the street and is deemed acceptable in this instance.
- The inclusion of the 4 sky windows and alternations to adjust the height of the front window cills are acceptable.
- The removal of elements of the rear roof to be replaced with a dormer roof projection which is 0.4m from the western property boundary (previously flush), and 2.27m from the eastern boundary (also previously flush) are acceptable. The remainder of the eastern aspect of the roof is pitched and matches the front pitched portion. The rear dormer projection is 5.31m.
- It is Council policy that proposed dormer ridges are set appropriately below the ridge line of the existing house, and as far back as possible from the eaves line, generally by three course tiles so as to create a balanced appearance. As per the drawings submitted the proposed dormer projection is not appropriately positioned and set in excess of 100mm below the ridge line of the existing dwelling. It is not appropriately positioned 0.5m from the adjacent dwelling at No.12. The applicant is requested to submit a revised design by way of additional information to address this policy of the CDP.

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- No side elevation windows are proposed on the dormer. This is noted and acceptable.
- The proposed dormer render is acceptable and shall complement the existing dwelling.
- The rear amenity area is c122m² which exceeds the CDP requirements.
- The proposed internal room areas satisfy the requirements of the 2007 Quality Homes for Sustainable Communities.
- The ground floor also includes a number of internal amendments to existing room layouts. This is acceptable.

Having regard to the above, the planning authority has assessed the proposed development and considers that the proposed works will not have an adverse impact on the residential amenity of the adjacent properties subject to appropriate additional information being submitted. The proposed development will therefore likely conform with the South Dublin House Extension Design Guide and the current County Development Plan.

Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the scale and nature of the development proposed and the distance from Natura sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

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.

Other considerations

Development Contributions

The proposed development comprises a dormer attic extension including raise existing ridge height; rear flat roof dormer and 4 roof windows for additional bedrooms and bathrooms; alterations to front elevations and all associated site works.

No previous extension.

New extension 51sq.m.

Assessable area: 11sq.m..

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – additional floor space	51sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0387ha

Conclusion

Subject to appropriate additional information being submitted the Planning Authority is satisfied that the proposed development will likely comply with the guidance set out in the South Dublin County Development Plan and House Extension Guidelines, subject to conditions.

Recommendation

Request Further Information.

Further Information

Further Information was requested on 07/09/2021

Further Information was received on 04/03/2022

Consultations

None requested.

Submissions/Observations

None received for this application.

The Further Information requested is as follows:

It is Council policy that proposed dormer ridges are set appropriately below the ridge line of the existing house, and as far back as possible from the eaves line, generally by three course tiles so as to create a balanced appearance. As per the drawings submitted the proposed dormer projection is not appropriately positioned and set in excess of 100mm below the ridge line of the existing dwelling, or an appropriate distance from the neighbouring property of No.12. The applicant is requested to submit a revised design by way of additional information to address this policy of the CDP, and ensure the dormer is positioned a minimum of 100mm below the ridge line of the existing dwelling, and a minimum of 0.5m (preferably more) from the adjacent properties.

Assessment

The applicant has submitted a cover letter from *SHD Consulting Engineers* dated the 3rd March 2022.

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The applicant's response has not reduced the dormer ridges below the ridge line of the existing house. The applicant has stated that in order for the AI request to be implemented the conversion could no longer be habitable to appropriate standards of a 2.4m ceiling height. The applicant notes that two similar proposals that were granted permission by SDCC as outlined in the *SHD Consulting Engineers* cover letter as follows:

- SD04B/0378 for No.4, Idrone Park, Knocklyon, was Granted Permission for an attic conversion and a 2-storey extension at rear including (1) extended kitchen and dining area with new utility room at ground floor (2) two bedrooms with ensuite bathroom and storage area at first floor.
- S96B/0201 for No. 28 Idrone Park, Knocklyon, for the conversion of part of attic roof space to two (2) bedrooms plus toilet.

The applicant has submitted revised drawings showing plans, elevations and sections of the dormer window. As per the submitted plans, a 500mm setback has been provided from the neighbouring property of No.12 Idrone Park. This is considered acceptable.

The Planning Authority notes that the proposal is not consistent with the requirements of the County Development Plan or the guidance set out in the South Dublin County Council House Extension Design Guide (2010) in respect of rear dormer roof extensions. In this instance, however, having regard to the existing extensions to the rear of No 4 and No. 28 and Idrone Park, the limited visibility of the existing property in middle and long-distance views as well as the limited impact on the residential and visual amenity of the adjoining properties the proposed design is deemed to be acceptable. Accordingly, a grant of planning permission is recommended.

Development Contributions

Development Contributions Assessment Overall Quantum

Proposed attic extension: 51sq.m.
Assessable Area: 11sq.m.

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 51sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.0387ha

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Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with 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 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 04/03/2022, 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

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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 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

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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 €1,149.39 (one thousand one hundred and forty nine euros and thirty 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.

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.

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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: 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: 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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REG. REF. SD21B/0393

LOCATION: 10, Idrone Park, Dublin 16

Colm Harte

**Colm Harte,
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:

31/3/22


Eoin Burke, Senior Planner