

Comhairle Chontae Atha Cliath Theas

PR/0420/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0047 **Application Date:** 08-Feb-2022
Submission Type: New Application **Registration Date:** 08-Feb-2022
Correspondence Name and Address: Carol Forbes 38, Larkfield Avenue, Lucan, Co. Dublin
Proposed Development: Conversion of existing attic space comprising of modifications of existing roof structure, raising of existing gable c/w window and 'Dutch' hip, new access stairs and flat roof dormer to rear
Location: 52, Liffey Close, Liffey Valley Park, Lucan, Dublin
Applicant Name: Niall and Caragh Bates
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area: Stated as 0.018920 Hectares.

Site Visit: 23/03/2022

Site Description

The proposed development is located in Liffey Close in Liffey Valley Park, Lucan. It is a two storey, semi-detached dwelling with a hip roof. The area is primarily residential in nature and well established with a uniform building line.

Proposal

Permission is being sought for

- conversion of existing attic space comprising of modifications of existing roof structure, raising of existing gable c/w window and 'Dutch' hip, new access stairs and flat roof dormer to rear.
- Area of works 26.29sq.m

Zoning

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

Consultations

Water Services – No objections subject to standard conditions.

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Irish Water – Not applicable.

SEA Sensitivity Screening

Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations

None received.

Recent Relevant Planning History

Subject Property

S01A/0453 – **Granted Permission** for Change of house type and additional house from 1 No. 3 bed wide frontage house to 2 No. 3 bed semi-detached houses at site No. 269, Road 11 and the addition of 1 No. 3 bed terraced house adjacent to No. 263, Road 9 and associated site works, parking and modifications to adjoining boundaries being part of Phase 4 of overall development.

Adjacent Properties

SD20B/0521 – 6, Liffey Close, Liffey Valley Park **Granted Permission** for conversion of existing attic space comprising of modification of existing roof structure, side dormer with A-style roof c/w window; new access stairs and 2 roof windows to the rear.

SD21B/0308 – 44, Liffey Way, Liffey Valley Park **Granted Permission** for Conversion of existing attic space comprising of modification of existing roof structure; raise existing gable c/w window and 'Dutch' hip; new access stairs; 2 roof windows to the rear.

Recent Relevant Enforcement History

No recent relevant enforcement history 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.

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 11.2.7 Building Height

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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 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

- *Use materials to match the existing wall or 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 three tile courses).*

Relevant Government Guidelines:

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

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).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Services water and drainage
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

A development comprising of a conversion of an attic space is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

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Residential and Visual Amenity

Residential

The proposed development will provide 26.29sq.m of non-habitable storage space (as noted on proposed section and details plan LC-10). It is intended that the structure of the roof be changed from hip pitched to a half hip 'Dutch' roof and raising the gable end wall to the west in order to facilitate the provision of stairs to access the attic. A flat roofed dormer window is proposed to the rear (south) of the property which it is considered would not result in any significant overlooking of surrounding property.

Visual

The proposed development will change the roof structure of the property and will therefore be different to the predominant roof form in the area. That said, it is considered that the proposal would be visually acceptable. The applicant also intends raising the window on the western gable wall elevation which should be obscured by **condition**.

The dormer window to the rear is located underneath the ridge of the main roof and above the eaves which is considered acceptable. It protrudes approximately 3.85m from the roof with a height 2.4m and a width of 3.8m. The dormer window is inset by 1m inset from attached property to the west. The finish on the dormer window and raised gable wall will both be rendered to match the existing gable wall. The rear dormer would be visually acceptable.

Given the sympathetic approach to the development in terms of finishes and design, it is considered appropriate and sustainable development subject to conditions.

Water Services

Surface Water Report

No objection subject to:

- All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

Flood Risk Report

No objection subject to:

- 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.

Water Report and Foul Water Report

Not applicable

It is considered appropriate that the above recommendations be dealt with by way of **conditions**.

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Screening for Appropriate Assessment

Having regard to the scale and nature of the development, connection to public services 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.

Environmental Impact Assessment

Having regard to the modest nature of the 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

Non habitable attic conversion and	
Dormer window:	26.29sq.m
Previous Extensions:	0sq.m
Assessable Area:	0sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	26.29sq.m
Land Type: Urban Consolidation.	
Site Area:	0.018920 Hectares

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, subject to the conditions set out, 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 attic conversion, change in roof type and dormer window 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.

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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. Amendments - Glazing.
The window on the gable wall elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.
REASON: In the interest of residential 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.
 - (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

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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
- 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.

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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.

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.

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/0047

LOCATION: 52, Liffey Close, Liffey Valley Park, Lucan, Dublin

jjohnston

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: 4/4/22



Eoin Burke, Senior Planner