

Comhairle Chontae Atha Cliath Theas

PR/0419/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0048 **Application Date:** 08-Feb-2022
Submission Type: New Application **Registration Date:** 08-Feb-2022
Correspondence Name and Address: Carol Forbes 38, Larkfield Avenue, Harolds Cross, Dublin, 6W
Proposed Development: Conversion of existing attic space comprising of modifications of existing roof structure, side dormer and with A-style roof c/w window, new access stairs and 2 roof windows to the rear.
Location: 2, Liffey Park, Liffey Valley Park, Lucan, Dublin
Applicant Name: Anthony Ivers
Application Type: Permission

Description of Site and Surroundings:

Site Area: Stated as 0.020882 Hectares.

Site Visit: 23/03/2022

Site Description

The proposed development is located in Liffey Park in Liffey Valley, Lucan. It is a two-storey, semi-detached dwelling with a hip pitched 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, side dormer and with A-style roof c/w window, new access stairs and 2 roof windows to the rear.
- Area of works 25.72sq.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.

Irish Water – Not applicable.

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SEA Sensitivity Screening

Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations

None received.

Recent Relevant Planning History

Subject Property

None.

Adjacent Properties

SD14B/0153 - 17, Liffey Terrace, Liffey Valley Park, Lucan, Co. Dublin. **Granted Permission** for new dormer roof to the side of the existing house roof, converting the attic space into a bedroom and all associated works.

SD12B/0171 – 46, Liffey Close, Liffey Valley Park, Lucan, Co. Dublin **Granted Permission** for provision of a new dormer and window to the side of the roof.

SD20B/0521 – 6, Liffey Close, Liffey Valley Park, Lucan, Co. Dublin **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.

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

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

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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)

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

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.

Zoning and Council Policy

A development comprising of a conversion of an attic space and a dormer window 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 25.72sq.m of non-habitable storage space at attic level with amendments to the internal layout to allow for stairs to access the area. It will increase the overall area of the dwelling to 137.4sq.m. There will be a window to the western side elevation of the dormer which should be obscured glazing as a **condition**. There are to be 2 skylights as part of the proposed development, one of which would be on the northern rear elevation of the main roof and one to be on the same elevation of the proposed dormer. It is considered that the proposal including 'Velux' rooflights would not adversely impact residential amenity of surrounding properties.

Visual

The dormer will be located on the side of the western gable elevation and will have an apex pitch. The proposed dormer will sit below the ridgeline of the existing hip pitched roof and sit up from the eaves. Similar side dormers have been permitted and constructed in the area. The roof tiles and external finishes are to match the existing. Having regard to the above it is considered that the proposed side dormer and 'Velux' rooflights would be visually acceptable.

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

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.

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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: 25.72sq.m

Previous Extensions: 0sq.m

Assessable Area: 0sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 25.72sq.m

Land Type: Urban Consolidation.

Site Area: 0.020882 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 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.

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.

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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 to the dormer on the western 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 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.

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(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.

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

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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 should note 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/0048

LOCATION: 2, Liffey Park, Liffey Valley Park, Lucan, 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: 4/4/22



Eoin Burke, Senior Planner