

# Comhairle Chontae Atha Cliath Theas

**PR/0423/22**

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

**Reg. Reference:** SD22B/0045      **Application Date:** 07-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 07-Feb-2022  
**Correspondence Name and Address:** Carol Forbes 38, Larkfield Avenue, Lucan, Co. Dublin  
**Proposed Development:** Conversion of existing attic space comprising of modification of existing roof structure, raising existing gable, c/w window and Dutch hip, new access stairs and flat dormer to the rear.  
**Location:** 65 Moy Glas Chase, Lucan, Co. Dublin.  
**Applicant Name:** John and Suzanne Dunne  
**Application Type:** Permission

(NM)

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

Site Area: Stated as 0.021119

Site Visit: 9/3/2022

### **Site Description**

The application is situated in Moy Glas Chase which is an established residential area in Lucan. The dwelling is a 2 storey, semi-detached property with a hipped roof. Other houses in the vicinity are similarly designed with a relatively uniform building line.

### **Proposal**

Seeking permission for

- Conversion of existing attic space comprising of modification of existing roof structure, raising existing gable, c/w window and 'Dutch' hip, new access stairs,
- flat dormer to the rear.

### **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* – N/A.

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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*

None

#### *Adjacent Sites*

SD21B/0352 – 49 Moy Glas Chase, Lucan, Co. Dublin. SDCC **Granted Permission** Conversion of attic space comprising of modification of roof structure; raise gable c/w window and 'Dutch' hip; access stairs and flat roof dormer to the rear.

SD19B/0338 – 51, Moy Glas View, Lucan, Co. Dublin. SDCC **Granted Permission** for the conversion of the attic to a study/office with dormer windows to the rear and two roof windows to the front roof and associated works.

SD16B/0126 - 12, Moy Glas Lawn, Lucan, Co. Dublin. SDCC **Granted Permission** for the conversion of existing attic to non-habitable storage use; remodel existing hip roof profile to half 'Dutch' hip to the side; provision of dormer to the rear.

SD16B/0125 - 11, Moy Glas Lawn, Lucan, Co. Dublin. SDCC **Granted Permission** for the conversion of existing attic to non-habitable storage use; remodel of existing hip roof profile to half 'Dutch' hip to the side; provision of dormer 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.

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*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*

*Section 11.3.1 (v) Privacy*

*Section 11.3.3 Additional Accommodation*

*Section 11.3.3 (I) Extensions*

*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*

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

*Overlooking and loss of privacy:*

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

*Dormer Windows*

- *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.*

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- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*

### **Relevant Government Guidelines**

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

*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, (2009).

*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 and drainage.

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

A change in roof profile and an attic conversion with a rear dormer window would be consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

### ***Residential and Visual Amenity***

#### *Residential*

The proposal would provide 25.75sq.m of non-habitable storage space in the attic which would be accessed via a new staircase. The dwelling is a three bed, two-storey, semi-detached property and the development of the attic space would ensure that the house meets the current and future needs of families.

#### *Visual*

#### **Change of Roof Type**

The applicant wishes to change the roof profile of the dwelling from a hip pitch to a half hip 'Dutch' roof style and extend the roof ridgeline. This will result in the gable wall being raised and the materials used shall match the existing. It is proposed that there will be a new window on

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the side elevation which will need to be obscured glazing in the interest of proper planning and sustainable development, and this can also be by way of **condition**. Although the proposed change in the roof type (to a 'Dutch' hip) is different to the predominant roof form in the area, there are many examples of similar roof changes in the area, and in any event the proposal is considered visually acceptable.

### **Rear Dormer Window**

The proposed flat roofed rear dormer window is positioned below the ridgeline of the dwelling and an acceptable level above the eaves of the existing dwelling. The materials used will also match the render and tiles of the existing property and will be inset sufficiently from the attached dwelling to the east.

### **Conclusion**

Having regard to the scale and size of the development, it is considered that the proposed is acceptable subject to conditions.

### ***Water Services***

#### ***Surface Water Report:***

No objection subject to standard conditions.

#### ***Flood Risk Report:***

No objection subject to standard conditions.

#### ***Water and Foul Drainage Reports:***

Not applicable.

### ***Conclusion***

No report has highlighted any objection to the proposed development.

### ***Appropriate Assessment***

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.

### ***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.

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### **Development Contributions Assessment Overall Quantum**

Attic Conversion /Dormer window: 25.75sq.m (non-habitable)  
Previous Extensions 0sqm  
Assessable Area: NIL

### **SEA Monitoring Information**

Building Use Type Proposed: Residential- Extension  
Floor Area: 25.75sq.m  
Land Type: Brownfield/Urban Consolidation.  
Site Area: 0.21119

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, the South Dublin County Council House Extension Design Guide (2010), the location of the site and the established pattern of development in the area, the overall design and scale of the development proposed, it is considered that, subject to the conditions set out below, 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.

### **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.
  - (a) The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be

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required by the other conditions attached hereto.

(b) The window on the western gable elevation of the attic shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained and in the interest of residential amenity.

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) 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.

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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.

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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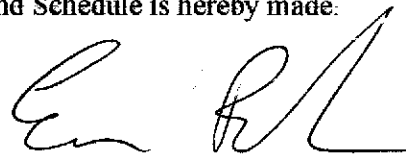
**REG. REF. SD22B/0045**

**LOCATION: 65 Moy Glas Chase, Lucan, Co. Dublin.**

  
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**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

  
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**Eoin Burke, Senior Planner**