

Comhairle Chontae Atha Cliath Theas

PR/0427/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0053 **Application Date:** 09-Feb-2022
Submission Type: New Application **Registration Date:** 09-Feb-2022
Correspondence Name and Address: Patrick Taaffe 187 The Rise, Belgard Heights,
Tallaght, Dublin 24
Proposed Development: Attic conversion consisting of a bedroom and ensuite
bathroom to the front of existing dwelling.
Location: 4, Parkview, Greenhills Road, Dublin 24
Applicant Name: Mr & Mrs Alan Finn
Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area: Stated as 0.036 Hectares.

Site Visit: 23/03/2022

Site Description

The proposed development is located in Parkview off the Greenhills Road in Tallaght. It is a single storey, semi-detached dwelling with a gable apex pitched roof and dormer window to the rear on a corner site. It is a small development of 9 units close to the N81 and M50. The area is primarily residential in nature with a uniform building line.

Proposal

Permission is being sought for

- Attic conversion (with front dormer extension) consisting of a bedroom and ensuite bathroom to the front of existing dwelling.
- Area of works 26.22sq.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

SD07B/1020 – **Granted Permission** on appeal to ABP for alterations and additions to include construction of single storey extension to side and 2 bedroom dormer extension to side and rear.

Adjacent Properties

SD16B/0045 - 14, Parkview, Dublin 24 – **Granted Permission** for single storey domestic extension with pitched roof including ancillary siteworks at side and rear of dwelling.

SD15B/0308 - 16, Parkview, Dublin 24 – **Granted Permission** for conversion of existing attic space for non-habitable storage use with dormer

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

Section 11.3.1 (v) Privacy

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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)

Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*

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.

Residential and Visual Amenity

Residential

The proposed development consists of a dormer window to the southern (front) elevation with a bedroom with an ensuite bedroom totalling 26.22sq.m. The total amount of bedrooms will be five.

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The property currently has a rear dormer and side extension which was granted planning permission under SD07B/1020 following appeal to An Bord Pleanála.

Visual

It is proposed that the dormer to the front protrudes by approximately 5.1m from the existing roof and spans 7.3m. It appears to be set at the ridgeline and off the front wall which would not comply with the South Dublin County Council House Extension Design Guide (2010) and the dormer should be brought up at least three tile courses and set below the ridgeline as a **condition**. There will be two windows on the front elevation which should not increase the overlooking of neighbouring properties substantially. The dormer is set in from the attached unit to the east by approximately 500mm. The proposed dormer is overbearing. It is located too close to the attached property and should be reduced in size by 0.5m in width by **condition** to address these issues. The proposed gable elevation does not show the ridge height of the extended roof and as such **further information** will be required showing this.

It should also be noted that the South Dublin County Council House Extension Design Guide (2010) requires dormers to not give the appearance of flat roofs which may be the case with this development. The façade of the dormer will be cladding tiles to match the existing dormer to the rear but would not be considered appropriate for a dormer to the front as it is not sympathetic to the visual amenity of the area. The applicant should consider redesigning the dormer by way of a request for **additional information** to provide two separate dormers with pitched roofs and match the tiles and brick façade or similar to the existing front elevation in the interest of proper planning and sustainable development.

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

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

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

Habitable attic conversion and

Dormer window:	26.22sq.m
Previous Extensions:	65.96sq.m
Assessable Area:	26.22sq.m

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 26.22sq.m

Land Type: Urban Consolidation.

Site Area: 0.036 Hectares

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development, the applicant should be requested to revise the proposed scheme. Therefore, **additional information** is required.

Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. The proposed front dormer is considered to be overbearing and too large in the context of the existing dwelling and its roof. The applicant is requested to submit revised drawings which reduce in size the proposed dormer or create two smaller dormers with pitched roofs. Any revision should be:
 - (a) set higher up from the eaves (3 tile courses and not come off the front wall of the

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dwelling),

(b) lower than the ridgeline of the roof

(c) have a minimum setback of 500mm from the attached neighbouring property.

The plans should also show the correct roof profile on the gable elevation of the existing roof as this has been shown incorrectly on the submitted drawings.

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REG. REF. SD22B/0053

LOCATION: 4, Parkview, Greenhills Road, Dublin 24

J Johnston
John Johnston,
Senior Executive Planner

ORDER: I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

Date:

5/4/22

E Burke
Eoin Burke, Senior Planner