

Comhairle Chontae Atha Cliath Theas

PR/0457/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0059 **Application Date:** 14-Feb-2022
Submission Type: New Application **Registration Date:** 14-Feb-2022

Correspondence Name and Address: Tara Ward 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24

Proposed Development: Ground floor partial side/front extension and porch; ground floor internal alterations; partial raising of roof ridge height and build up of walls at front and rear to create attic conversion, with dormer roof windows on both side roofs, and window at attic level in front elevation.

Location: 11, Cedar Avenue, Kingswood, Tallaght, Dublin 24

Applicant Name: Simon Brady & Rachel Swan

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.026 hectares.

Site Description:

The application site contains a single storey, detached bungalow, located on Cedar Avenue in a cul-de-sac of similar dwellings. The surrounding area is residential in nature

Site visited:

16 March 2022

Proposal:

Permission is sought for the following:

- Raising of existing roof profile to facilitate first floor extension from 4.3m and 3.7m to 5.8m
- Provision of flat roof dormer extensions on the east and west roof slope
- Two-storey front and side extension
- Front porch with pitched roof

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

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Consultations:

Water Services – No objection

Irish Water – No objection, **conditions** recommended

SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 21/03/2022

3 submissions were received including:

- Visibility of site notice
- Height of extension exceeds height of existing bungalows
- Extension would be out of character, out of proportion and ignores local design
- Frontage is not symmetrical/out of scale in line with other houses on the avenue
- No other dormer extensions to middle houses in the vicinity
- Overlooking/loss of privacy
- Visual amenity – front porch will partially block views

Relevant Planning History

None recorded for subject site.

Other dwellings on Cedar Avenue

SD20B/0031: Permission granted for construction of first floor pitched roof extension over existing ground floor consisting of 3 bedrooms with a dormer window to front and side roof; 4 roof lights to side roof; extension to porch at ground floor level to front of dwelling.

SD06A/0413: Permission granted for construction of a detached three-bedroom, 2 storey type house, side screen wall and siteworks.

Other dwellings in wider area

SD13B/0259: Permission granted for partial front extension at ground floor with canopy over front door and attic level extension into attic space with raising of chimney height and roof ridge height to create 1 bedroom with ensuite and walk in wardrobe; 2 dormer roof windows, 1 with Velux roof light over, all at attic level on western side elevation; 1 Velux roof light over ground floor on roof on western side elevation; 3 Velux roof lights on roof over attic level on eastern side elevation and internal alterations.

Relevant Enforcement History

None recorded for subject site.

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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.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Relevant Government Guidelines

***Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities**, 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 concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal includes a two-storey side and front extension, raising the roof of the existing dwelling and provision of dormers on the east and west elevations. No other changes are noted from drawings.

The existing dwelling is a bungalow with projecting gables to the front on a row of dwellings that have remained largely unaltered since being built. The property is accessed from the side via a front

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patio. The two-storey extension would infill this area, with a front porch extension protruding 0.9m from the front building line of the existing front block.

Porch

The porch would have a pitched roof, maximum height 3.5m, with a central doorway and tall narrow windows either side. A driveway in excess of 6m in length would be maintained to the front. In this regard, the extension is considered to comply with the recommendations of the House Extension Design Guide.

Two-Storey Extension and Dormers

The two-storey extension would comprise an enlarged entrance hallway with staircase access to a new first floor. At first floor two bedrooms, and en-suite and wardrobe storage would be provided, served by large dormers on the east and west elevation.

The maximum height of the existing dwelling is 4.3m, with the front projecting gable having a maximum pitch height of 3.7m. The two storey-extension to the front would make the house a rectangle, and raising the roof would provide a single maximum pitch of 5.8m. Flat roof dormers would be located on the east and west elevations of the roof with a height of 5.5m. A window would be placed on the centre of the first floor on the front elevation, with a window on the rear elevation of the west dormer and two windows on the east elevation of the east dormer. The west dormer would have two roof lights and the east dormer would have one roof light.

The location of the window serving bedroom 3 is considered unacceptable. In the event the neighbouring dwelling to the east undertook similar works this window would be located within 1m of a blank wall, impacting daylight and amenity. This window should be located on the rear elevation and new plans submitted as **additional information**.

The Planning Authority would not have a concern with raising the height of the existing dwelling to allow for first floor accommodation, however, it is the view of the Planning Authority that the design of any dormer extension should not give the appearance of a 'false' first floor. The dormer windows on the east and west elevation are considered too large in the context of the dwelling and when viewed in the context of Cedar Avenue and the surrounding area. The House Extension Design Guide states the following of relevance in relation to dormer extensions:

- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*

It is considered that the current dormers, which are 5.955m in width and highly visible when viewed from the front, do not comply with the recommendations of the House Extension Design Guide. The applicant should be requested to alter these elements through **additional information**, breaking

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up the side elevation of the dormers to provide two protruding sections and a middle inset section, so as to reduce the impact of the dormers. In addition, the applicant should ensure that the dormers are set up further from the eaves so as not to give the impression of rising up from the wall of the ground floor. Furthermore, to assist in integrating the dormer with the roof, the applicant should propose different materials that are darker and integrate better with the roof, rather than the ground floor of the dwelling, such as zinc or similar. This will assist in lessening the impact of the dormers when viewed from the street.

Services, Drainage and the Environment

Water Services has reviewed the application and has no objection. Their report states the following:

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

Irish Water has reviewed the application and has stated no objection. Their report recommends **conditions** that all works shall comply with Irish Water standards, codes and practices and these are considered appropriate.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore 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.

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Conclusion

The proposed extension of the subject dwelling to facilitate first floor accommodation is considered acceptable in principle however, it is not considered that the current scheme complies with the recommendations of the House Extension Design Guide and there are concerns about the impacts of the current scheme in terms of visual amenity and protecting the development potential of neighbouring dwellings. **Additional information** should be sought in relation to the following:

- The side dormers are too large in terms of residential and visual amenity. The dormers should be reduced in size and their design and materials proposed for the dormers should be altered to break up their appearance and better integrate with the roof, rather than the ground floor façade of the dwelling. In addition, the dormer must be set up sufficiently from the eaves so as not to give the impression of a false first floor. Windows serving bathrooms or hallways on the side elevation should be obscure glazing and all bedroom windows should be clear glazing, located on the front or rear elevations to protect the residential amenity of neighbouring dwellings and their future development potential.

Recommendation

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

1. The large, flat roof dormers on the east and west elevations are considered too large in terms of visual amenity. The applicant is requested to revise these proposals as follows:
 - (a) The dormers must be located sufficiently up from the eaves so as not to give the appearance of almost coming up from the side wall of the dwelling. The current proposal does not provide a sufficient setback from the eaves and gives the impression of a false first floor.
 - (b) The dormers, at 5.9m wide, are overbearing in appearance. To lessen the impact of the dormer when viewed from the side, the applicant is requested to inset the middle section of the dormers, breaking them up into two sections. It should be noted by the applicant that windows serving bathrooms and hallways are acceptable on the side of these dormers, with obscure glazed windows. Windows serving bedrooms or other habitable rooms should be located on the front or rear of the dormers and must be clear glazing.
 - (c) The materials proposed should match the existing dwelling. To better integrate with the roof and lessen the impact of the dormers, the applicant is requested to use materials that would provide less of a contrast with the roof, such as zinc or similar. This will improve the visual appearance of the dormers and also assist in their long term maintenance.

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REG. REF. SD22B/0059

LOCATION: 11, Cedar Avenue, Kingswood, Tallaght, Dublin 24

Johnston
Jim 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:

11/4/22

E. Burke
Eoin Burke, Senior Planner