

Comhairle Chontae Atha Cliath Theas

PR/0473/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0064 **Application Date:** 15-Feb-2022
Submission Type: New Application **Registration Date:** 15-Feb-2022

Correspondence Name and Address: Kieran Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14

Proposed Development: Attic conversion for storage, two raised gables, and two dormer windows to the rear change of roof profile from hipped gabled; 3 'Velux' roof windows to the front. Retention permission for extended front porch, change of window sizes to the existing side extension.

Location: 22, Landsdowne Park, Knocklyon Dublin 16 D16TP30

Applicant Name: Gavin Kenny

Application Type: Permission and Retention

(EW)

Description of Site and Surroundings:

Site Area: 0.033

Site Description:

The subject dwelling is located at the end of a cul de sac, is a two storey, detached dwelling with a hipped roof with existing single storey side extension. The street is characterised by other similar residential dwellings with a mainly uniform building line. Hipped roofs dominate the surrounding area whilst dormer windows are not in abundance in the immediate area.

Proposal:

- Permission: Attic conversion for storage, two raised gables, and two dormer windows to the rear change of roof profile from hipped gabled; 3 'Velux' roof windows to the front.
- Retention permission for extended front porch, change of window sizes to the existing side extension.

Zoning:

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

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Consultations:

Surface Water Drainage –	No objections - standard conditions apply.
Irish Water -	No objections - standard conditions apply.
Roads –	No objections.
TII-	No objections.
<i>SEA Sensitivity Screening –</i>	No overlap indicated.

Submissions/Observations /Representations

None for subject site.

Relevant Planning History

None for subject site.

Adjacent sites

None relevant to subject proposal.

Relevant Enforcement History

None 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).

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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.

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).

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage.

Zoning and Council Policy

The change in roof profile and an attic conversion is 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 & Visual Amenity

Front Canopy

Having regard to the Retention permission for extended front porch. It is noted from the drawings submitted that the contemporary alterations to the front façade integrates with the existing dwelling. The proposal does not project beyond the 1.5m meter recommendation and is consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Window Alterations

Having regard to the Retention permission for the change of window sizes to the existing side extension, in the absence of any Planning History for the development of the side garage to a habitable side extension, the applicant shall be requested to clarify the planning status of the existing extension to the side of the dwelling by **Additional Information**.

Change in roof profile

Having regard to the proposed modification of the existing roof structure, it is noted that a visual imbalance would result from this proposal. Under the House Extension Design Guide:

“Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street”.

The subject site is on an established road where uniformed hipped roofs are characteristic of the area and therefore any changes to the roof profile would be visually prominent. The uniformity of the surrounding streetscape is noted and a change of roof profile from hipped to gable ended would be highly evident at this location.

It is therefore considered that the proposed two gable ended profile would not be in keeping with the character of the surrounding area and would not accord visually in this location and would be

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contrary to County Development Plan policy and objectives. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **Additional Information**. As a result of any changes to the proposed roof profile the applicant should ensure that the proposed rear dormer extension is appropriately located on the roof.

The three front 'Velux' windows are considered to be generally acceptable with regards to visual and residential amenity.

The statutory notices state that the attic area is to be used as storage, however, the proposed plans detail that the attic conversion is proposed as habitable space. A **note** should be attached stating that to use the attic for habitable space it must comply with the Building Regulations.

Rear Dormer Windows

It is considered that the two proposed separate standalone rear dormer windows are not three tile courses above the eaves are not recessed back from the gable ends of the roof and would in their present proposed state be visually dominant. The Planning Authority would request, by **Additional Information**, that the design is revised to provide a single, centrally placed dormer window that is set back appropriately from the side and rear eaves. It is considered that a revised proposal with a reduced scale and bulk would be consistent with the zoning objective which seeks to 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022.

Services & Drainage

Surface Water Drainage and Irish Water have no objections subject to standard conditions being attached for the development in the event of a grant of permission.

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 proposed 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 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: 43sq.m (non-habitable)
Retained Front Porch: 9sq.m
Assessable Area: 12sq.m

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 43sq.m
Retained Front Porch: 9sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.033

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 the applicant shall modify the roof and dormer window proposal by Additional Information to be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. It is considered that the proposed two raised gable ended roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, the applicant is requested to redesign the roof profile which may include for and incorporate a 'Dutch' half-hipped roof to both gable ends. (Please ensure that the 'Dutch' hip is not 'token'). As a result of any changes to the proposed roof profile the applicant should ensure that the proposed rear dormer extension is appropriately located on the roof.
The applicant is requested to submit revised elevational drawings, floor plans, cross sectional drawings and site layout plan.
2. The proposed dormer window is not compliant with the South Dublin Design Guidance. The applicant is requested to submit revised elevational drawings, cross-sectional drawings that clearly demonstrate compliance with County Development Plan policy. In this regard the applicant is requested to:
 - (i) Revise the design to provide a single, centrally placed dormer window .
 - (ii) set the dormer window back a minimum of 3 tile courses from the rear eaves of the existing dwelling, to demonstrate that the rear dormer complies with the requirements of

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the South Dublin County Council Development Plan 2016-2022 House Design Guidance.

3. The status of the existing side extension is currently unclear. The applicant is requested to clarify the planning status of this structure .

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REG. REF. SD22B/0064

LOCATION: 22, Landsdowne Park, Knocklyon Dublin 16 D16TP30

Colm Harte
Colm Harte,
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

Eoin Burke
Eoin Burke, Senior Planner