

Comhairle Chontae Atha Cliath Theas

PR/0530/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0093 **Application Date:** 02-Mar-2022
Submission Type: New Application **Registration Date:** 02-Mar-2022
Correspondence Name and Address: Ian O'Farrell 4, Parkhill Heights, Dublin 24
Proposed Development: A front porch, rear extension, pitched front dormer roof and a flat rear dormer roof.
Location: 4, Parkhill Heights, Dublin 24
Applicant Name: Ian O'Farrell
Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.02112 Hectares on the application.
Site Visit: 23rd of March 2022.

Site Description

The subject site is located on Parkhill Heights in Tallaght within an existing housing estate. The site consists of a single storey, semi-detached dwelling with a pitched roof. The streetscape consists of housing of a similar form and character.

Proposal

Permission is being sought for the construction of a front porch; rear extension; pitched front dormer roof; and a flat rear dormer roof.

Zoning

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

Consultations

Water Services – no objection subject to conditions.
Irish Water – no objection subject to conditions.

SEA Sensitivity Screening – no overlap indicated.

Submissions/Observations /Representations

None received.

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Relevant Planning History

Subject site

None.

Adjacent and surrounding sites

SD13B/0069 8, Parkhill Heights, Dublin 24

Retention of existing single storey kitchen and living room extension to rear and permission for attic conversion to bedrooms and bathroom at first floor level with new dormer and Velux windows to the front and dormer to rear; new single storey porch extension to front of house with all associated site and drainage works. **Grant permission and grant retention.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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 1:

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)

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Section 11.4.4 Car Parking Design and Layout

Section 11.7.1 Energy Performance in Existing Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including porches, rear extensions, attic conversions and dormer windows.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

Porches:

- *A porch with a solid appearance (i.e. a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e. a greater proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g. wide windows.*
- *Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

Rear extensions:

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained*
- *Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

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Attic conversions and dormer windows:

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *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).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *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.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *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 overdominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

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).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;

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- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES': '*To protect and/or improve residential amenity*'. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

Visual and Residential Amenity

Dormer extensions

The development would involve the construction of pitched roof front dormer and flat roof rear dormer extensions. The House Extension Design Guide recommends that dormers are set at least 100mm from the ridge of the roof and at least three tile courses from the eaves. Both dormer extensions would be at least three tile courses from the eaves of the existing dwelling. The dormer extensions are also setback from the sides.

As a result of the rear dormer extension it is proposed to extend part of the roof ridge up by approx. 0.265m. The front dormer extension would be setback from this new roof ridge (would have extended from existing roof ridge). The rear dormer extension would extend from this new roof ridge. The rear dormer would meet the roof ridge of the proposed pitched roof rear extension. The rear dormer would be setback approx. 12.3m from the rear boundary. This rear boundary adjoins an area of zoned open space. It is considered that the rear dormer window would not lead to unacceptable overlooking on neighbouring properties.

The floor to ceiling height of the existing ground floor is approx. 2.412m and the first floor (with proposed roof extension) approx. 2.4m. It is acknowledged that the roof height is being extended to make the first floor habitable. It is noted that the dwelling is set well above the ground level of the road (Parkhill Heights). The proposed increase in height of part of the roof would therefore not be easily discernible from the streetscape and wider area. Given the above it is considered that the proposed dormer extensions and part increase in roof ridge height is acceptable in this instance.

A rear dormer was granted in this street on the same side at 8, Parkhill Heights, under SD13B/0069, and the permitted plans show it clearly below the ridge line of the dwelling, however it has been built above the ridge line of the dwelling and the ridge line has been raised, so it has not been built in accordance with the permitted plans. Also, the increase in the roof ridge line spans the width of the dwelling. Having regard to these circumstances at 8 Parkhill Heights it is considered that the proposed rear dormer would be acceptable including the slightly

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raised ridge height of the roof subject to such raised ridge height spanning the width of the dwelling. This can be **conditioned**. When and if similar proposals in this street occur, the slightly raised roof ridges will coalesce and become visually seamless.

The proposal would provide for an additional floor (first floor), which has not been specified in the description of the development. This would comprise of 2 bedrooms and an ensuite. The proposed bedrooms would meet the minimum floorspace requirements of the County Development Plan.

Rear extension

The proposal includes a rear single storey extension with a pitched roof. The rear extension would be approx. 3.5m in height at roof ridge and approx. 2.7m at eaves. The extension would not be setback from the southern side boundary. It would be setback approx. 1.0m from the northern side boundary. The extension would extend approx. 4.4m from the rear building line and provide for a dining/living room.

The extension would be approx. 2.7m in height at the southern side boundary. Given the scale and height of the rear extension it is not considered that it would have a significant negative impact on adjoining properties.

Front porch

A front porch is also proposed that would extend approx. 1.36m from the front building line. This would leave an approx. 5.8m setback from the front boundary. This is considered to be sufficient room to park a car onsite in this instance. The porch would have a hipped roof and is acceptable in this instance.

Materials and finishes

It is not clear what the proposed materials and finishes would be for the proposed extensions. A condition should be added requiring that all external finishes shall harmonise in colour or texture that is complementary to the house or its context.

In summary, the proposed development is considered to comply with the guidance set out in the South Dublin County Council House Extension Design Guide (2010) and would have an acceptable impact in terms of residential and visual amenity.

Services and Drainage

Water Services and Irish Water have reviewed the proposed development and have no objection subject to standard conditions. The reports from Water Services and Irish Water are noted and should be conditioned as such.

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Screening for 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 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.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves extensions to an existing dwelling.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

Development Contributions

No previous extensions

Proposed extension 59.31sq.m

Assessable area = 19.31sq.m

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 59.31sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.02112 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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.

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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 in accordance with submitted plans and details.
 - (a) 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.
 - (b) The raised ridge height of the dwelling shall span the full width of the dwelling and shall not be limited to the location of the rear dormer. Prior to the commencement of development revised drawings accordingly shall be submitted to the Planning Authority for written agreement
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

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.

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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.

(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

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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.

3. Surface Water

(a) Prior to commencement of development, the applicant or developer is required to submit a surface water drainage layout drawing and design report which demonstrates how surfaced water run off from the site will be attenuated to pre developed greenfield run off rates prior to discharge to the public surface water system.

(b) Prior to commencement of development, the applicant or developer shall enter into Surface Water connection agreement(s) with South Dublin County Council. Application forms for Surface Water connections to the public drainage network are available at: <https://www.sdcc.ie/en/services/environment/environmental-health/water-services/drainage/>

(c) The applicant or developer shall include Water Butts as part of additional Sustainable Drainage Systems (SuDS) measures for the development.

REASON: In the interests of the proper planning and sustainable development of the area and in order to ensure adequate surface water provision.

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €2,017.70 (two thousand and seventeen euros and seventy cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is

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considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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: 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: the applicant is advised that in order to use the attic space as habitable accommodation it must comply with the Building Regulations.

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**REG. REF. SD22B/0093
LOCATION: 4, Parkhill Heights, Dublin 24**



**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: 25/4/22



Eoin Burke, Senior Planner