

Comhairle Chontae Atha Cliath Theas

PR/0533/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0094 **Application Date:** 02-Mar-2022
Submission Type: New Application **Registration Date:** 02-Mar-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 of existing gable c/w window and Dutch hip; new access stairs and flat dormer roof to the rear.

Location: 54, Weston Crescent, Lucan, Co. Dublin

Applicant Name: Stephen Lee

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.028485 hectares.

Site Description:

The application site contains a two storey, semi-detached house, located on Weston Crescent. The surrounding area is residential in nature, proximate to the M4, with a communal green space located to the north of the property.

Site visited:

5 April 2022

Proposal:

Permission is sought for the following:

- Alterations to existing roof profile to provide half-hip with window on side wall
- Attic conversion with flat roof dormer on rear roof slope.

Zoning:

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

Consultations:

Surface Water Drainage – No objection

SEA Sensitivity Screening

No overlap with relevant sensitive layers.

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Submissions/Observations /Representations

Submission expiry date – 05/04/2022

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

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.

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

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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 alterations to the existing roof profile to provide a 'half-hip' with window on side wall, conversion of attic space and provision of a flat roof dormer on the rear roof slope. No other changes are noted from drawings.

It is noted that a roof plan has not been submitted and should be requested as **additional information**.

Roof Profile Alterations

The roof profile would be altered to facilitate an attic conversion. It is considered that the half-hip provided is 'token', almost providing a gable wall, and this would not be considered visually acceptable. The applicant should be requested to submit revised elevations and plans, including a roof plan, providing a more pronounced half-hip, noting that, as a rule of thumb, 1/3 of the roof should be hipped so as not to be considered token. In altering the roof profile, the applicant must ensure the dormer does not extend beyond the ridgeline and intersection of the half hip. These amendments should be sought as **additional information**.

Rear Dormer

The dormer would be located on the rear roof slope, set down from the ridgeline and up from the eaves. A window would be placed on the rear elevation, with fenestration and materials matching the existing dwelling. This is considered acceptable.

The dormer would provide for the conversion of the attic space. When measured from drawings a floor to ceiling height of approximately 2.3m would be achieved, just under the 2.4m required for a habitable room. The applicant should note that to be used as a habitable room the development must comply with all relevant building regulations.

A separation distance of approximately 22m would be maintained between the window of the dormer, and the location of a potential dormer on the rear roof slope of neighbouring properties to the rear. In this regard the development is considered acceptable and would not impact the future development potential of neighbouring houses. Given the location, scale and orientation of the dormer, it is not considered that there would be any adverse impacts in relation to overshadowing, overlooking or loss of daylight.

In revising the roof profile, it should be noted that the dormer must not extend beyond the intersection of the ridgeline and the half hip. Furthermore, the dormer should not breach the height of the ridge of the existing roof of the dwelling.

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Services, Drainage and the Environment

Water Services has reviewed the application and has stated no objection to the development. Their report states the following to be noted by the applicant:

- *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.*

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.

Conclusion

Additional information should be sought in relation to the following:

- The roof alterations are considered to provide a 'token' half-hip. The applicant should amend the design to ensure that 1/3 of the roof profile is hipped. It should be noted that the dormer will not extend beyond the intersection of the ridgeline and the half-hip. The applicant should submit revised plans and elevations, including a roof plan, showing the provision of a more pronounced half-hip.

Recommendation

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

1. (a) The roof alterations are considered to provide a 'token' half-hip which is unacceptable in terms of visual amenity. The applicant is requested to amend the design to ensure that

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approximately 1/3 of the roof profile is hipped, ensuring a more pronounced half-hip profile is provided. It should be noted that the dormer shall not extend beyond the intersection of the ridgeline and the half-hip. In doing this, the applicant should ensure sufficient head height for the new attic stairwell. The applicant should submit revised plans and elevations, including a roof plan, showing the provision of a more pronounced half-hip.

(b) The applicant is requested to submit a roof plan of the proposal and a section drawing of the proposed attic showing the proposed floor to ceiling height.

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REG. REF. SD22B/0094

LOCATION: 54, Weston Crescent, Lucan, Co. Dublin

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:

25/4/22

Eoin Burke
Eoin Burke, Senior Planner