

# Comhairle Chontae Atha Cliath Theas

**PR/0551/22**

## **Record of Executive Business and Chief Executive's Order**

**Reg. Reference:** SD22B/0100      **Application Date:** 08-Mar-2022

**Submission Type:** New Application      **Registration Date:** 08-Mar-2022

**Correspondence Name and Address:** Barbara McShane, K+B Architecture + Design 2,  
Ridgeway Villas, Kilmainham, Dublin 8.

**Proposed Development:** Conversion of the attic space into storage/study space use; projecting dormer window to the rear, extend height of gable wall to include two new windows; modify existing hipped roof and all ancillary site works to existing two storey, semi-detached dwelling.

**Location:** 8, Rossmore Park, Templeogue Dublin 6w

**Applicant Name:** Adrienne Weston

**Application Type:** Permission

(NM)

### **Description of Site and Surroundings:**

Site Area: Stated as 0.040 Hectares.

Site Visit: 31/3/2022

### **Site Description:**

The site is located in Rossmore Park which is an existing residential cul-de-sac off the R137, Tallaght/Templeogue Road. The dwelling is a two-storey semi-detached, 4 bedroom property with a hip pitched roof and an extension to the rear. The area is primarily residential in nature with a uniform building line.

### **Proposal:**

- Conversion of the attic space into storage/study space use,
- Projecting dormer window to the rear,
- Extend height of gable wall to include two new windows;
- Modify existing hipped roof and all ancillary site works,
- Total area of proposed works 29.6sq.m as stated.

### **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 subject to conditions.

Irish Water – No objections subject to conditions.

### SEA Sensitivity Screening

No overlap indicated.

### Submissions/Observations /Representations

None received.

### Relevant Planning History

*Subject Property*

None

### *Adjacent Properties*

SD19B/0308 - 32, Rossmore Park, Templeogue, Dublin 6W **Permission Granted** for Conversion of the attic space into storage/playroom use with a projecting dormer

SD18B/0418 - 22, Rossmore Park, Dublin 6w, **Permission Granted** for Single and two storey extension to rear with roof light and all associated site works.

SD17B/0329 - 1, Rossmore Park, Templeogue, Dublin 6W **Permission Granted** for Demolition of 2 disused chimney stacks and existing single storey rear extension (circa 12.5sq.m) and construction of single storey rear extension (circa 35sq.m), two storey extension to side (circa 13sq.m), conversion of existing garage to side (circa 30sq.m) with first-floor extension over (circa 19sq.m), with internal/external alterations and associated site works.

### 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.

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### *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*

### *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*

## ***South Dublin County Council House Extension Design Guide (2010)***

### *Overlooking and loss of privacy:*

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

### *Dormer Windows*

- *Use materials to match the existing wall or roof materials of the main house.*
- *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).*
- *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.*

## **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).

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*Quality Housing for Sustainable Communities: Best Practice Guidelines*, Department of the Environment, Heritage and Local Government, (2007).

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

### Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage
- Appropriate Assessment
- Environmental Impact Assessment (EIAR)

### *Zoning and Council Policy*

A conversion of an attic with a rear dormer window in a residential dwelling 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 County Development Plan.

### *Residential & Visual Amenity*

#### *Residential*

The proposed development is for the conversion of the attic space to provide an additional 29.6sq.m of storage/study space use in conjunction with a flat roofed dormer window and raising the gable wall to the south. There will be two windows on the southern facing gable wall. These windows and the dormer itself will overlook the Templeogue Cemetery with which this property shares a boundary wall.

The windows to the gable wall are considered acceptable as they would not overlook any residential units in the immediate vicinity.

The dormer will not lead to overshadowing or substantial overlooking of the attached unit to the north. Overall, it is considered that the proposed development would not seriously injure the residential amenity of the area.

#### *Visual*

The dormer will be set below the ridgeline and an acceptable level above the eaves. It is proposed that the dormer is finished in a grey 'trocal' cladding which would be visually acceptable.

It extends approximately 3.1m out from the roof and it is intended that there are three windows overlooking the east facing garden. It is proposed that the dormer be approximately 6.8m across and

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about 800mm from the attached unit to the north which is considered appropriate. The proposal also requires the gable wall to be raised and the roof profile to be changed from a hip pitch to an apex gable wall pitch. A half hip 'Dutch' roof that matches the angle of the existing hip pitch would be more appropriate and as such further information is required from the applicant highlighting how this will be achieved.

### Conclusion

Further information is required.

### *Services & Drainage*

Water services and Irish Water have no objections subject to standard conditions.

### *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 conversion of the attic space, new dormer window and changing the roof profile.

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.

### **Development Contributions Assessment Overall Quantum**

|                                 |          |
|---------------------------------|----------|
| Non Habitable Attic Conversion: | 29.6sq.m |
| Previous Extensions Approx:     | 25sq.m   |
| Assessable Area:                | NIL      |

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### **SEA Monitoring Information**

|                             |                                 |
|-----------------------------|---------------------------------|
| Building Use Type Proposed: | Residential- Extension          |
| Floor Area:                 | 29.6sq.m                        |
| Land Type:                  | Brownfield/Urban Consolidation. |
| Site Area:                  | 0.04ha                          |

### **Conclusion**

Additional information is required to address the change in roof profile.

### **Recommendation**

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

1. The proposed gable end roof is considered out of character with the dwelling and the area and it is considered that a 'Dutch' hip or half hip would be visually more appropriate. The applicant is requested to submit revised drawings accordingly. The new 'Dutch' hip should not be token and should have regard to head height for the attic stairwell. The angle of the 'dutch hip' should be the same as the angle of the existing hipped roof.

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REG. REF. SD22B/0100


LOCATION: 8, Rossmore Park, Templeogue Dublin 6w

  
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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:

29/4/22

  
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Eoin Burke, Senior Planner