

# Comhairle Chontae Atha Cliath Theas

**PR/0593/22**

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

**Reg. Reference:** SD22B/0110      **Application Date:** 15-Mar-2022  
**Submission Type:** New Application      **Registration Date:** 15-Mar-2022  
**Correspondence Name and Address:** Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14  
**Proposed Development:** Attic conversion for storage with raised gable to the side; with a new gable window; single storey extension to side and rear.  
**Location:** 36, Wainsfort Manor Drive, Dublin 6w  
**Applicant Name:** Lisa and Niall Martin  
**Application Type:** Permission

(CS)

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

**Site Area:** as stated 0.0187 Hectares.

#### **Site Description:**

The site is located within an existing residential estate and contains a two-storey, semi-detached dwelling with hipped roof profile and with apex pitched element to front. The dwelling has a single storey rear extension (hipped roof). The streetscape of Wainsfort Manor Drive is characterised by semi-detached houses of similar form and appearance. The subject site is located on a bend with a staggered building line.

#### **Proposal:**

- Raising the side/gable wall to form a 'Dutch' hip to the existing hipped roof to create an attic conversion (non-habitable) with new gable window and 'Velux' to rear.
- Single storey extension to side and rear.
- Proposed works measure c.30sq.m.

#### **Zoning:**

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

#### **Consultations:**

Surface Water Drainage – **Additional Information** recommended.

Irish Water – **Additional Information** recommended.

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### **SEA Sensitivity Screening**

To the south of the site there is a slight overlap indicated with SFRA A 2016 / SFRA B 2016.

### **Submissions/Observations /Representations**

None.

### **Relevant Planning History**

None recorded for subject site.

### **Adjacent sites of relevance**

**SD19B/0145:** 3, Wainsfort Manor Drive, Terenure, Dublin 6W.

3 'Velux' windows in the front roof elevation; dormer roof extension to the rear; changes to the roof elevations to the front, side and rear of dwelling; 2 windows to the side elevation as part of a proposed attic conversion.

Decision: **GRANT PERMISSION.**

**SD11B/0149:** 49, Wainsfort Manor Drive, Terenure, Dublin 6w.

conversion and extension of attic to include raising of roof to side of house, installation of 'Velux' roof lights to rear of house and installation of window to side of house.

Decision: **GRANT PERMISSION.**

**SD11B/0099:** 101, Wainsfort Manor Drive, Terenure, Dublin, 6W. Alterations and extensions to an existing part two storey/part single storey four bedroom semi-detached dwelling comprising; (a) construction of a single storey porch to the front which will increase the habitable floor area from 125.7sq.m. to 129.3sq.m; (b) alterations to the existing hip roof to provide a 'Dutch' gabled hipped roof; (c) construction of a flat roof dormer attic window to the rear of the existing pitched roof and internal alterations to provide a 33sq.m. non-habitable attic storage room; (d) internal & elevational alterations at ground and first floor levels and (e) all associated siteworks.

Decision: **GRANT PERMISSION.**

### **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*

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- 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).

#### *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 11.7.2 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.***

#### *Attic conversions and dormer windows:*

- Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
- 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.
- Relate dormer windows to the windows and doors below in alignment, proportion, and character.

#### *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 (2008).

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

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*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,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

### ***Zoning and Council Policy***

The conversion of an attic in a residential dwelling is consistent in principle with zoning objective 'RES', subject to compliance with the provisions of the South Dublin County Council House Extension Design Guide (2010), and the relevant detailed policies in the County Development Plan, which will be assessed below.

### ***Residential & Visual Amenity***

#### *Attic conversion (non-habitable)*

The proposal comprises the building up and raising of the existing sidewalls to create a 'Dutch' hip roof profile to create an attic conversion with a new side gable window and new rear 'Velux' roof light. The angle of the proposed 'Dutch' hip roof extension will match that of the existing hipped roof and is clearly distinguishable from a full gable roof profile. In the event of a grant, a **condition** shall be attached to ensure that opaque glazing is used in the side window of the proposed attic conversion in the interest of protecting residential amenity. This shall ensure that there will be no undue overlooking of the adjoining property. Overall subject to conditions the proposal is considered acceptable in terms of residential and visual amenity and would accord with the Councils House Extension Design Guide (2010).

#### *Single storey side and rear extension*

The smaller element of the existing rear extension with hipped roof will be demolished (c.5sq.m.) to allow space for part of the new proposed rear extension to be constructed on this same footprint. The rear extension will project outwards from the main rear building line by c.4.5m so that it broadly aligns with the existing larger element of the rear extension. The extension will be built to the boundary with the immediate neighbour to the west (No. 38 Wainsfort Manor Drive) and will have a flat parapet roof with a parapet height of c.3.0m. The side extension will be setback by c.4.8m from the main front building line and will be built to the boundary with the immediate neighbour to the west. The side extension will have its own separate access down that will lead to the utility room. At approximately 32sq.m. it is considered that a reasonable level of private open space will remain post-completion. The extension would visually accord with the character of the area and would not be considered to have a significant adverse impact on residential and visual amenity.

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### *Services and Drainage.*

Both Irish Water and Surface Water Drainage have recommended **Additional Information** be requested. An extract taken from the Irish Water report states the following:

IW Recommendation:

**Further Information** Required

#### *1 Water*

*1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices.*

#### *2 Foul*

*2.1 The applicant has not submitted foul water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).*

*2.2 All development shall be carried out in compliance with Irish Water Standards codes and practices*

Notwithstanding the report from Irish Water it is considered the above may be dealt with by way of **condition** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

#### *Surface Water Report: **Further Information** Required:*

*1.1 The applicant has not submitted surface water drainage plans for the proposed development. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).*

*1.2 The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a*

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*drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*

*Flood Risk Report: No objection subject to:*

*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.*

Notwithstanding the report from Surface Water Drainage it is considered the above may be dealt with by way of **condition** in the event of a grant.

### ***Screening for Appropriate Assessment (AA)***

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.

### ***Screening for Environmental Impact Assessment (EIAR)***

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.

### ***Other Considerations***

#### **Development Contributions**

- Attic Conversion (non-habitable), single storey side and rear extension (30sq.m.).
- Existing single storey extension measures c.10sq.m.
- 30sq.m exemption remains.
- Assessable area is nil.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – extension	30
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0187

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### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development 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. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

### **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.  
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.  
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

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transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

Prior to commencement of development the applicant shall submit the following information to the Planning Authority for approval:

(i) The applicant has not submitted foul water drainage plans for the proposed development. The applicant shall submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie).

(ii).The applicant has not submitted surface water drainage plans for the proposed development. The applicant shall submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdublincoco.ie](mailto:servicemaps@sdublincoco.ie).

(iii) The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is required to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

(iv) All development shall be carried out in compliance with Irish Water Standards codes and practices.

(v).The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(vi) All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(vii) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(viii) 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.

(ix) 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



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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 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

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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. Amendments - Glazing.

The attic level side window on the western elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

REASON: In the interest of residential amenity.

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 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 conversion as a habitable room, it must comply with the Building Regulations.

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.


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**REG. REF. SD22B/0110**

**LOCATION: 36, Wainsfort Manor Drive, Dublin 6w**

  
\_\_\_\_\_  
**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: 09/05/2022**

  
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**Colm Harte,**  
**Senior Executive Planner**