

# Comhairle Chontae Atha Cliath Theas

**PR/0597/22**

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

**Reg. Reference:** SD22B/0114      **Application Date:** 16-Mar-2022  
**Submission Type:** New Application      **Registration Date:** 16-Mar-2022  
**Correspondence Name and Address:** DRB Design 74, Lambourn Park, Clonsilla, Dublin 15  
**Proposed Development:** Conversion of attic to storage including changing his existing hipped end roof to a 'Dutch' hipped gable end roof; a new window to the side gable wall and 2 new Velux rooflights to the rear; all at roof level.  
**Location:** 28, Weston Way, Lucan, Co. Dublin  
**Applicant Name:** Gerard McEvoy  
**Application Type:** Permission

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

#### Site Description

The site is located in the residential area of Weston, Lucan and contains a two-storey, semi-detached dwelling with a hipped roof profile. The streetscape is characterised by dwellings of a similar nature and scale on the western edge of Weston Way and 2 storey semi-detached dwellings with half hipped roof profiles on the eastern edge of Weston Way.

The existing dwelling has a gross floor area of approximately 119sq.m and is comprised of an entrance hall, living room, dining room and kitchen at ground floor level and 4 bedrooms (one of which is ensuite), a family bathroom and a hot press at first floor level.

#### Site Area

Stated as 0.022Ha.

### **Proposal:**

- Conversion of the attic level to provide a storage area of approximately 25sq m;
- Associated alterations to the roof profile of the existing roof resulting in the existing hipped end roof changing to a 'Dutch' hip;
- Addition of 1 new double-glazed opaque window to the side (southern) elevation and 2 rooflights in the rear pitch of the roof;
- All ancillary site works above and below ground.

### **Zoning:**

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2016-2022.

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### **Consultations:**

Drainage and Water Services Department: No objection, subject to standard conditions.

Parks and Public Realm Department: No objection.

Roads Department: No objection.

### **SEA Sensitivity Screening**

No overlap indicated with the SEA monitoring system.

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

Final date for submissions/observations – 19<sup>th</sup> April 2022. None received.

### **Relevant Planning History**

#### **Subject Site**

No recent relevant Planning History recorded for the subject site.

#### **Adjacent sites**

**SD21B/0582** – No. 40 Weston Way, Lucan, Co. Dublin.

Construction of attic conversion with dormer to rear with flat roof; raising of existing gable wall; associated alterations to the profile of the existing roof along with 'Dutch' hip to side. **SDCC**

**Decision:** Grant Permission, subject to conditions.

### **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

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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*

***The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.***

### **For attic conversions and dormer windows**

- *Use materials to match the existing wall of 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 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character; and*
- *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.*

### **Overlooking and loss of privacy**

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

### **Relevant Government Guidelines**

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

**Regional, Spatial & Economic Strategy 2020-2032 (RSES)**, Eastern & Midlands Regional Assembly (2019)

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- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

**Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas**, Department of the Environment and Local Government (2009).

**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;
- Drainage and Water Services;
- Environmental Impact Assessment;
- Appropriate Assessment Screening.

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

The extension to an existing dwelling comprised of an attic conversion is consistent with the principle of the 'RES' zoning objective and would generally be in compliance with South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010).

### ***Visual and Residential Amenity***

Having regard to the proposed modification of the existing roof structure, it is noted 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 House Extension Guide (2010) states that the roof of side extensions should match the shape and slope of the existing house. It is noted that the ridge line and general shape of the proposed amendments to the roof profile largely matches the roof profile of the existing house. The southernmost end of the proposed roof presents a form of half-hipped profile, in this instance having regard to the varying architectural styles in the surrounding context and the low visual impact of the proposed half hip, it is considered that it will not have a significant impact on the visual and residential amenity of the subject site and surrounding streetscape.

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The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. The conversion is proposed as a non-habitable space; a **NOTE** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations.

### ***Drainage and Water Services***

The Report of the Drainage and Water Services Department indicates no objection to the proposed development, subject to standard CONDITIONS.

No report was received from Irish Water, however it is noted that the proposed is for the conversion of attic space to a storage area and no new water connection is proposed.

### ***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.

### **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 conversion of an attic space within an existing dwelling to non-habitable storage space. 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.

### **Other Considerations**

#### **Development Contributions**

No new habitable floor area is proposed as part of this Application, as such the development contribution assessment is nil.

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### SEA Monitoring

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq m)</b>
Residential Extension (Non-habitable attic)	25sq.m
<b>Land Type</b>	<b>Site Area (Ha)</b>
Brownfield / Urban Consolidation	0.022 Ha

### 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, subject to the 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 proposed extension would be in compliance 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 to be in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety 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. Glazing.  
The proposed window at attic level on the southern gable end of the dwelling shall be

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glazed with obscure glass.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

3. (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 attic conversion 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.

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

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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 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.

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.



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NOTE: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

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**REG. REF. SD22B/0114**

**LOCATION: 28, Weston Way, Lucan, Co. Dublin**



**Sarah Watson,  
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: 10/05/2022**



**Colm Harte,  
Senior Executive Planner**