

# Comhairle Chontae Atha Cliath Theas

**PR/0620/22**

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

**Reg. Reference:** SD22B/0122      **Application Date:** 22-Mar-2022  
**Submission Type:** New Application      **Registration Date:** 22-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; raise existing gable c/w window and dutch hip; new access stairs; 2 roof windows to the front and 2 roof windows to the rear.

**Location:** 14, The Old Forge, Esker South, Lucan, Co. Dublin

**Applicant Name:** Neha and Darragh Ryan

**Application Type:** Permission

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

#### Site Area

0.027 Hectares.

#### Site Description

The application site is located within the established Old Forge residential estate and contains a semi-detached, two storey dwelling. The surrounding streetscape of Old Forge is generally characterised by semi-detached two storey dwellings of similar appearance and form. The subject site is located towards the southern end of a row of semi-detached dwellings which have a slightly staggered front building line.

The existing semi-detached, two storey dwelling contains a hall, living room, toilet and kitchen/dining room at ground floor level and 4 bedrooms (one of which is ensuite) and a family bathroom at first floor level. The roof profile of the dwelling is hipped with a ridge level of c. 7.95m.

### **Proposal:**

Permission is being sought for the following:

- Conversion of the attic level to provide approximately 25.7sq m additional floor area;
- Associated alterations to the roof profile of the existing roof resulting in the existing hipped end roof changing to a half hip;
- Addition of 1 new window to the side (southern) elevation 2 rooflights to the front pitch of the roof and 2 rooflights to the rear pitch;
- All ancillary site works above and below ground.

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### **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.

### **Consultations:**

Drainage and Water Services Section – No objection, subject to conditions.  
Roads Section – No objection.

### **SEA Sensitivity Screening**

No overlap is recorded in the SEA monitoring system.

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

Submission expiry date – 25<sup>th</sup> April 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.*

*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 11.3.1 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 11.8.2 Appropriate Assessment*

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

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

#### 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'.*

#### 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)

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

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**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 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. Whilst the ridge line and general shape of the proposed amendments to the roof profile largely matches the roof profile of the existing house, it is noted that the southernmost end of the proposed roof presents a form of half-hipped profile, which is considered 'token' in nature. To ensure continuity with the existing roof profile and to allow the proposed development to seamlessly integrate into the existing streetscape, it is preferable that the proposed roof profile should present a full hipped roof profile similar to the northern end of No. 15 Old Forge. It is considered that having regard to the content of the South Dublin House Extension Design Guide (2010) and the prominent location of the subject site adjacent to Griffeen Valley Park that a slight re-design is required to ensure the provision of a hipped roof profile which would be more visually consistent with

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the existing streetscape and would thus enable the proposed extension to integrate seamlessly into the receiving environment. The Planning Authority is satisfied that this can be achieved by way of a request for **ADDITIONAL INFORMATION**.

In re-designing the proposed roof profile, the Applicant should ensure that there is sufficient head height on the access stairs from first floor level to the attic level. If necessary, the Applicant may need to consider the re-orientation of the stairs to secure this.

It is noted that a first floor window is proposed in the side elevation at the foot of the stairwell providing access to the converted attic space. Although not indicated on the drawings, the materiality of this window should be opaque to prevent overlooking to adjacent properties. This can be secured by **CONDITION**.

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. According to the annotation on the drawings provided by the Applicant, 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**.

### *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,

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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	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential (Attic Conversion – Non-habitable)	25.7sq m
Previous Extension	0sq m
Assessable Area	0sq m

SEA Monitoring Information	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential (Attic Conversion – Non-habitable)	25.7sq m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.027 Ha

### Conclusion

The Planning Authority generally accepts the principle of the proposed development at the subject site. However, having regard to the content of the South Dublin County Development Plan 2016-2022 and the South Dublin House Extension Design Guide (2010), the Planning Authority has significant concerns regarding the potential for the proposed development to impact on the visual and residential amenity of adjacent properties and the surrounding streetscape. In particular, the Planning Authority considers the Applicant should be offered the opportunity to re-design the proposed roof profile to ensure retention of the hipped profile. In re-designing the roof profile the Applicant should be cognisant of providing sufficient head height to the access stairs leading to the attic level. This re-design can be achieved by way of a request for ADDITIONAL INFORMATION.

### Recommendation

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

1. The applicant is advised that the proposed 'token' hip roof feature is not considered to be acceptable at this prominent location. Accordingly, the proposed half-hipped arrangement to the southernmost end of the roof profile shall be redesigned to provide for a hipped roof profile, which would be more consistent with the existing streetscape. In re-designing the roof profile, the Applicant should ensure that sufficient internal head height is provided on the access stairs to the attic level and, if necessary, re-orientate the stairs to achieve sufficient head height.

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**REG. REF. SD22B/0122**

**LOCATION: 14, The Old Forge, Esker South, Lucan, Co. Dublin**

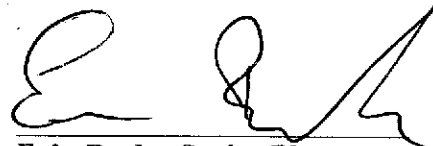
*Colm Harte*

**Colm Harte,  
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:**

16/9/22



**Eoin Burke, Senior Planner**