

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0059 **Application Date:** 14-Feb-2022
Submission Type: Additional **Registration Date:** 29-Apr-2022
Information

Correspondence Name and Address: Tara Ward 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24

Proposed Development: Ground floor partial side/front extension and porch; ground floor internal alterations; partial raising of roof ridge height and build up of walls at front and rear to create attic conversion, with dormer roof windows on both side roofs, and window at attic level in front elevation.

Location: 11, Cedar Avenue, Kingswood, Tallaght, Dublin 24

Applicant Name: Simon Brady & Rachel Swan

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.026 hectares.

Site Description:

The application site contains a single storey, detached bungalow, located on Cedar Avenue in a cul-de-sac of similar dwellings. The surrounding area is residential in nature

Site visited:

16 March 2022

Proposal:

Permission is sought for the following:

- Raising of existing roof profile to facilitate first floor extension from 4.3m and 3.7m to 5.8m
- Provision of flat roof dormer extensions on the east and west roof slope
- Two-storey front and side extension
- Front porch with pitched roof

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

Consultations:

Water Services – No objection

Irish Water – No objection, **conditions** recommended

SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 21/03/2022

3 submissions were received including:

- Visibility of site notice
- Height of extension exceeds height of existing bungalows
- Extension would be out of character, out of proportion and ignores local design
- Frontage is not symmetrical/out of scale in line with other houses on the avenue
- No other dormer extensions to middle houses in the vicinity
- Overlooking/loss of privacy
- Visual amenity – front porch will partially block views

Relevant Planning History

None recorded for subject site.

Other dwellings on Cedar Avenue

SD20B/0031: Permission granted for construction of first floor pitched roof extension over existing ground floor consisting of 3 bedrooms with a dormer window to front and side roof; 4 roof lights to side roof; extension to porch at ground floor level to front of dwelling.

SD06A/0413: Permission granted for construction of a detached three-bedroom, 2 storey type house, side screen wall and siteworks.

Other dwellings in wider area

SD13B/0259: Permission granted for partial front extension at ground floor with canopy over front door and attic level extension into attic space with raising of chimney height and roof ridge height to create 1 bedroom with ensuite and walk in wardrobe; 2 dormer roof windows, 1 with Velux roof light over, all at attic level on western side elevation; 1 Velux roof light over ground floor on roof on western side elevation; 3 Velux roof lights on roof over attic level on eastern side elevation and internal alterations.

Relevant Enforcement History

None recorded for subject site.

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

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

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 a two-storey side and front extension, raising the roof of the existing dwelling and provision of dormers on the east and west elevations. No other changes are noted from drawings.

The existing dwelling is a bungalow with projecting gables to the front on a row of dwellings that have remained largely unaltered since being built. The property is accessed from the side via

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

a front patio. The two-storey extension would infill this area, with a front porch extension protruding 0.9m from the front building line of the existing front block.

Porch

The porch would have a pitched roof, maximum height 3.5m, with a central doorway and tall narrow windows either side. A driveway in excess of 6m in length would be maintained to the front. In this regard, the extension is considered to comply with the recommendations of the House Extension Design Guide.

Two-Storey Extension and Dormers

The two-storey extension would comprise an enlarged entrance hallway with staircase access to a new first floor. At first floor two bedrooms, and en-suite and wardrobe storage would be provided, served by large dormers on the east and west elevation.

The maximum height of the existing dwelling is 4.3m, with the front projecting gable having a maximum pitch height of 3.7m. The two storey-extension to the front would make the house a rectangle, and raising the roof would provide a single maximum pitch of 5.8m. Flat roof dormers would be located on the east and west elevations of the roof with a height of 5.5m. A window would be placed on the centre of the first floor on the front elevation, with a window on the rear elevation of the west dormer and two windows on the east elevation of the east dormer. The west dormer would have two roof lights and the east dormer would have one roof light.

The location of the window serving bedroom 3 is considered unacceptable. In the event the neighbouring dwelling to the east undertook similar works this window would be located within 1m of a blank wall, impacting daylight and amenity. This window should be located on the rear elevation and new plans submitted as **additional information**.

The Planning Authority would not have a concern with raising the height of the existing dwelling to allow for first floor accommodation, however, it is the view of the Planning Authority that the design of any dormer extension should not give the appearance of a 'false' first floor. The dormer windows on the east and west elevation are considered too large in the context of the dwelling and when viewed in the context of Cedar Avenue and the surrounding area. The House Extension Design Guide states the following of relevance in relation to dormer extensions:

- *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.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

It is considered that the current dormers, which are 5.955m in width and highly visible when viewed from the front, do not comply with the recommendations of the House Extension Design Guide. The applicant should be requested to alter these elements through **additional information**, breaking up the side elevation of the dormers to provide two protruding sections and a middle inset section, so as to reduce the impact of the dormers. In addition, the applicant should ensure that the dormers are set up further from the eaves so as not to give the impression of rising up from the wall of the ground floor. Furthermore, to assist in integrating the dormer with the roof, the applicant should propose different materials that are darker and integrate better with the roof, rather than the ground floor of the dwelling, such as zinc or similar. This will assist in lessening the impact of the dormers when viewed from the street.

Services, Drainage and the Environment

Water Services has reviewed the application and has no objection. Their report states the following:

- *All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal*
- *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.*

Irish Water has reviewed the application and has stated no objection. Their report recommends **conditions** that all works shall comply with Irish Water standards, codes and practices and these are considered appropriate.

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.

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

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

The proposed extension of the subject dwelling to facilitate first floor accommodation is considered acceptable in principle however, it is not considered that the current scheme complies with the recommendations of the House Extension Design Guide and there are concerns about the impacts of the current scheme in terms of visual amenity and protecting the development potential of neighbouring dwellings. **Additional information** should be sought in relation to the following:

- The side dormers are too large in terms of residential and visual amenity. The dormers should be reduced in size and their design and materials proposed for the dormers should be altered to break up their appearance and better integrate with the roof, rather than the ground floor façade of the dwelling. In addition, the dormer must be set up sufficiently from the eaves so as not to give the impression of a false first floor. Windows serving bathrooms or hallways on the side elevation should be obscure glazing and all bedroom windows should be clear glazing, located on the front or rear elevations to protect the residential amenity of neighbouring dwellings and their future development potential.

Recommendation

Request Further Information.

Further Information

Further Information was requested on 11/04/22

Further Information was received on 29/04/22

Consultations

No reports required.

Submissions/Observations

No further submissions/observations received.

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

Assessment of Further Information

The Further Information requested was as follows:

The large, flat roof dormers on the east and west elevations are considered too large in terms of visual amenity. The applicant is requested to revise these proposals as follows:

- a) The dormers must be located sufficiently up from the eaves so as not to give the appearance of almost coming up from the side wall of the dwelling. The current proposal does not provide a sufficient setback from the eaves and gives the impression of a false first floor.*
- a) The dormers, at 5.9m wide, are overbearing in appearance. To lessen the impact of the dormer when viewed from the side, the applicant is requested to inset the middle section of the dormers, breaking them up into two sections. It should be noted by the applicant that windows serving bathrooms and hallways are acceptable on the side of these dormers, with obscure glazed windows. Windows serving bedrooms or other habitable rooms should be located on the front or rear of the dormers and must be clear glazing.*
- b) The materials proposed should match the existing dwelling. To better integrate with the roof and lessen the impact of the dormers, the applicant is requested to use materials that would provide less of a contrast with the roof, such as zinc or similar. This will improve the visual appearance of the dormers and also assist in their long term maintenance.*

Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 29 April 2022.

The two side dormers have been reduced in scale from 5.9m to 4m in width, facilitating one additional bedroom upstairs with an en-suite. The dormers are located further up from the eaves, creating a better separation with the ground floor. In addition, the dormers appear to be shown in a different material than previously proposed, though this is not clarified in annotations on the drawings. A **condition** should be attached in the event of a grant of permission requiring the applicant to submit details on the materials proposed for the side dormers for agreement with the Planning Authority, in advance of construction commencing. A window would be placed on the rear elevation to serve the stairs as well as a rooflight on the west side roof slope. A window would also be located on the front elevation to serve the bedroom, and a window on the east side elevation to serve the en-suite. The window serving the en-suite should be obscure glazing. This can be guaranteed by **condition**.

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

The Planning Authority considers that the design of the dormers is now compliant with the South Dublin Design Guidance and, based on the above assessment, would be acceptable.

Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – 'To protect and/or improve residential amenity', and the relevant provisions in the County Development Plan 2016-2022 and is considered acceptable.

Development Contributions

Development Contributions

Existing extensions:	12 sq.m
Proposed extensions:	40 sq.m
Assessable Area:	12 sq.m

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area:	40 sq.m
Land Type:	Urban Consolidation
Site Area:	0.026 Hectares.

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.

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

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 as amended by Further Information received on 29/04/2022, 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 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

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

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 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.

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

3. Amendments - Glazing.

The en-suite window on the east side elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

REASON: In the interest of residential amenity.

4. Dormer Finishes.

All external finishes shall harmonise in colour or texture that is complementary to the house or its context. Prior to the commencement of development, the applicant shall submit details of the materials proposed for the dormer extensions, for the written agreement of the Planning Authority.

REASON: In the interest of visual amenity.

5. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,253.88 (one thousand two hundred and fifty three euros and eighty eight cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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.

Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

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.


Comhairle Chontae Atha Cliath Theas

PR/0656/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0059

LOCATION: 11, Cedar Avenue, Kingswood, Tallaght, Dublin 24



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: 26/5/22



Eoin Burke, Senior Planner