

# Comhairle Chontae Atha Cliath Theas

PR/0692/22

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

**Reg. Reference:** SD22B/0143      **Application Date:** 08-Apr-2022  
**Submission Type:** New Application      **Registration Date:** 08-Apr-2022  
**Correspondence Name and Address:** Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14  
**Proposed Development:** Attic conversion for storage with raised gable and dormer window to the rear; Single storey extension to the rear; Dormer window to the side; Roof window to the front.  
**Location:** 18, Glendale Park, Walkinstown, Dublin 12  
**Applicant Name:** Emeare and John Lynskey  
**Application Type:** Permission

(EW)

### Description of Site and Surroundings:

Site Area: 0.0576 Hectares.

#### Site Description:

The site contains a single storey, semi-detached dwelling with hipped roof. The existing dwelling is located along a street characterised by dwellings of a similar form and appearance. The pattern of development in the area sees roof profile adjustments on this cul de sac at No. 21, Glendale Park and for another dwelling at No. 24, Glendale Park.

### Proposal:

- Attic conversion for storage with raised gable and dormer window to the rear;
- Single storey extension to the rear;
- Dormer window to the side;
- Roof window to the front.

### Zoning:

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

### Consultations:

Surface Water Drainage – No objections subject to standard conditions.

Irish Water – No objections subject to standard conditions.

# Comhairle Chontae Atha Cliath Theas

PR/0692/22

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

*SEA Sensitivity Screening* –Overlap indicated with SFRA A and SFRA B.

### Submissions/Observations /Representations

None received

### Relevant Planning History

SD21B/0082 - Attic conversion for storage; raised gable and dormer window also single storey extension to rear, 2 dormer windows to side; roof window to side and roof window to front.

**Additional Information Requested as outlined below, however the application was withdrawn dated 04<sup>th</sup> May 2021.**

It is considered that the submitted drawings for No. 18 Glendale Park under the titles of 'Elevations' and 'Layouts, Sections & site layout' are inadequate. The planning authority has concerns with the consistency between the drawings, they do not appear to correlate correctly. The planning authority note anomalies and lack of fluidity of the submitted drawings and the omission of certain details required for the planning authority to make a full assessment of the said proposal.

In addition, the Planning Authority has concerns in relation to elements of the proposal and the applicant is requested to submit revised drawings and documentation to address the following:

- (1) It is proposed to change the front roof profile from full hip to extended hip with a large side dormer. The redline around the works proposed to the roof profile on the front elevational drawing is not reflected in the roof plan or other drawings submitted with the application. Revised drawings should be submitted clearly showing all proposed works to the roof on all elevational drawings, floor plans and roof plan.
- (2) The dormer structure proposed in the north-western elevation is quite vague and does not allow for a full assessment. The applicant is requested to submit details of materials and finishes and include measurements.
- (3) The box-like structure, proposed to the side (but visible from the front) within the 'new' roof section (to provide for stairs to first floor level) is not considered to be visually or aesthetically acceptable at this location. Revised proposals should be sought to relocate the staircase elsewhere within the overall design and this box-structure should be omitted from the overall proposal. Revised floorplans and elevational drawings to be submitted.
- (4) It is proposed to provide a window in the rear gable of the extension at first floor level. This window appears to be outside of the eaves line and is therefore inaccurate. Accurate drawings clearly showing the correct location of this window, including proposed measurements, should be submitted.
- (5) Only one sectional drawing has been submitted. However, to fully assess the implications of the proposed attic conversion and the rear extension both north-south and east west cross sections are required. These should be clearly labelled for full assessment of the proposal. The

# Comhairle Chontae Atha Cliath Theas

PR/0692/22

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

applicant should note that the cross-sectional drawings should demonstrate that habitable accommodation can be achieved at first floor level, in particular the proposed bedroom in the original roof.

(6) The proposed flat roofed ground floor rear extension is proposed to be constructed up against the adjoining neighbouring boundary. The overall height of this structure is 3m. This would generally be acceptable however its juxtaposition with the eaves of the existing dwelling, the proposed extension and the adjoining property has not been justified. Cross sectional drawings may help in the assessment of same and should be submitted by way of Additional Information. A redesign may be required to lessen the impact of this aspect of the design.

### Adjacent sites

SD21B/0087 - 24, Glendale Park, Dublin 12. **Granted Permission** Construction of a non-habitable attic conversion in the main roof of existing single storey semi-detached house; flat roof dormer to the rear; roof windows to the front of the roof; changing the half hip to a gable end, construction of new gable with windows to the side at first floor level; front single storey porch and all associated internal modifications.

SD20B/0497- 21, Glendale Park, Walkinstown, Co Dublin, D12. **Granted Permission** for an attic conversion for storage; raised gable and dormer window also single storey extension to rear, dormer window to side; roof window to side.

Standard conditions applied with the following:

1. Omit larger window on north elevation.

The proposed larger bedroom window on the side dormer on the north elevation shall be omitted.

REASON: In the interest of residential and visual amenity and proper planning and sustainable development.

### 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.

# Comhairle Chontae Atha Cliath Theas

PR/0692/22

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

*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)***

*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.

# Comhairle Chontae Atha Cliath Theas

PR/0692/22

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

*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).

*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.

### *Zoning and Council Policy*

The conversion of an attic 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 Development Plan.

### *Residential & Visual Amenity*

#### Roof Alterations

The subject property is at the end of a road within a cul de sac of a housing scheme of predominant fully hipped roofs. The principle of a change of roof profile is considered acceptable. Under planning ref SD20B/0497, a similar extension was granted permission at No. 21, Glendale Park, subject to conditions. The subject property is recessed back from the immediate street building line and is partially screened from the adjacent property north of site No. 16 Glendale Park and is not considered at a prominent position on this road. The roof is screened from the rear by mature trees to the west of the site.

Regarding the proposed modification of the existing roof structure to a raised gable to the rear, it is considered that the moderate proposal that includes an additional rear gable apex window and a side and rear dormer window would not be visually prominent in this location, and a visual imbalance would be moderate from the proposal. The development pattern in the area also sees

# Comhairle Chontae Atha Cliath Theas

PR/0692/22

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

reasonable modifications to roof restructures. The development complies with the design guidelines for extensions as set out in the '*House Extension Design Guide*' in the current South Dublin County Council Development Plan 2016-2022.

### Side Dormer Window

The scale, bulk, and design of the proposed flat-roofed side dormer windows are considered excessively large at a length of circa 8.5m and would be visually dominant in its present proposed state. The Planning Authority would request, by **condition**, that the design is revised to provide a reduced, centrally placed dormer window that is set back appropriately from the side eaves. It is considered that a revised proposal with a reduced scale and bulk would be consistent with the zoning objective, which seeks to 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2016-2022.

### Rear Dormer Window

The rear dormer window is below the ridgeline of the existing dwelling, built three tile courses above the eaves of the dwelling, contemporary in style to match the rear extension and complies the South Dublin County Council House Extension Design Guide (2010)

### Front Velux Windows / Attic conversion

The front Velux window would not adversely impact the residential amenity of adjacent dwellings by overlooking.

The conversion of the existing attic would provide an acceptable balance between the adaptable re-design of the house and providing accommodation that meets the needs of families so that the life cycle and use of that building can continue. A **note** shall attach that the attic conversion adheres to building regulations.

### Rear Extension

The proposed single-storey 6.1 sq.m infill rear extension projects from the southeast corner of the rear building and would create a flush rear building line with the existing property. No overshadowing issues are envisaged with this moderate flat-roofed proposal as it is built within the current house's envelope and consistent with the Development Plan provisions. A grant of permission subject to conditions is recommended.

### Services & Drainage

Water Services has no objections to the proposed development subject to standard conditions. The proposed development is considered acceptable.

Regarding Irish Water, a new attic connection has been proposed and therefore standard conditions will apply to this attic conversion proposal.

# Comhairle Chontae Atha Cliath Theas

PR/0692/22

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

### *SEA Monitoring*

The site indicates overlap with the following layers:

- *SFRA A Flood Event*
- *SFRA B Flood Event*

Having regard to the location of the site within an area of existing dwellings and to the overall scale of the proposal it is considered that no impacts would occur.

### *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 an attic conversion, dormer window and change of 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*

Rear Extension / Conversion of existing attic (Habitable): 56.13sq.m

Assessable area: 16.13sq.m

### **SEA Monitoring**

*Building Use Type Proposed:* Conversion of existing attic.

*Floor Area:* 56.13sq.m

*Land Type:* Brownfield/Urban Consolidation

*Site Area:* 0.0576ha

# **Comhairle Chontae Atha Cliath Theas**

**PR/0692/22**

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

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with the proper planning and sustainable development of the area.

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



# Comhairle Chontae Atha Cliath Theas

PR/0692/22

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

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.

(iv) Include water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

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 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

# Comhairle Chontae Atha Cliath Theas

PR/0692/22

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

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.

### 3. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

- (a) The setback of the side dormer window from the front elevation by an additional 2 meters and shall be no longer than 6 meters in length

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

### 4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €1,685.42 (one thousand six hundred and eighty five euros and forty two 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.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0692/22**

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

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

**Comhairle Chontae Atha Cliath Theas**

PR/0692/22

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

**REG. REF. SD22B/0143**

**LOCATION: 18, Glendale Park, Walkinstown, Dublin 12**

  
Colm Harte,  
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:**

2/6/22

  
Eoin Burke, Senior Planner