

# Comhairle Chontae Atha Cliath Theas

**PR/0696/22**

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

**Reg. Reference:** SD22B/0151      **Application Date:** 12-Apr-2022  
**Submission Type:** New Application      **Registration Date:** 12-Apr-2022

**Correspondence Name and Address:** Daniel Kennedy 4, Riverside Grove, Clonshaugh, Dublin 17.

**Proposed Development:** New gable wall with window at attic level to the side of the existing house and extend the roof across; 2 new 'Velux' windows to the rear; demolish existing shed to rear and build a new ground floor only extension and all ancillary works.

**Location:** 112, Palmerstown Drive, Palmerstown, Dublin 20

**Applicant Name:** Anne Marie Downes

**Application Type:** Permission

(CS)

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

Site Area: as stated 0.033 Hectares.

#### Site Description:

The site is located within an existing residential estate and contains a two-storey, semi-detached dwelling with hipped roof profile with a relatively long rear garden with 2 no. sheds to the rear. There is one large shed located along the southern site boundary and there is an additional shed (4sq.m.) located adjacent to the rear elevation along the eastern site boundary. The streetscape of Palmerstown Drive is characterised by semi-detached houses of similar form and appearance with a mainly uniform building line.

### **Proposal:**

The proposed development consists of the following:

- Alterations to existing hip roof to side to create pitched gable roof to allow conversion of attic into non-habitable (office) including new window on eastern elevation at attic level.
- 2 no. 'velux' rooflights to the rear.
- Demolition of existing shed to rear (4sq.m.).
- Single storey rear extension with pitched roof and 4 no. rooflights (c.22.2sq.m.).
- Proposed works measure c.53sq.m including non-habitable attic conversion.

# Comhairle Chontae Atha Cliath Theas

**PR/0696/22**

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

### **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 **conditions**.

Irish Water – No objections subject to **conditions**.

### **SEA Sensitivity Screening**

No overlap with relevant environmental layers.

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

None.

### **Relevant Planning History**

**SD05B/0008:** Widening of existing site entrance from 0.9 metres to accommodate new 3.0 metre entrance and driveway including relocation of existing pier.

Decision: **GRANT PERMISSION.**

### **Adjacent sites of relevance**

**SD19B/0137:** 118, Palmerstown Drive, Dublin 20.

Alterations to hipped roof to mini-hipped roof with raised gable to provide access to converted attic space to non-habitable space; obscure window to side and all associated site works.

Decision: **GRANT PERMISSION.**

**SD22B/0150:** 92, Palmerstown Drive, Dublin 20.

Demolish existing chimney to the side of the existing house and building proposed new gable wall with window at attic level to the side of the existing house and extending the roof across; a new vehicular entrance to replace the existing pedestrian entrance at the front of the property and all ancillary works.

Decision: **NO DECISION TO DATE.**

### **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*

# Comhairle Chontae Atha Cliath Theas

**PR/0696/22**

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

- 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).

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

# Comhairle Chontae Atha Cliath Theas

PR/0696/22

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

### 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*

#### *Roof profile*

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up existing hip roof to side to create a pitched gable roof to allow conversion of attic into non-habitable (office) space with new window on eastern elevation at attic level.

It is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **additional information**.

In the interest of mitigating potential for overlooking the applicant is requested to clearly show on a revised drawing that the new window on eastern elevation at attic level will use obscure glazing. The applicant should be requested to address this by way of submitting **additional information**.

#### *Demolition of rear shed (4sq.m.)*

The demolition of the existing shed located adjacent to the rear elevation along the eastern site boundary is considered to be broadly acceptable in this instance.

#### *Single Storey Rear Extension (c.22.2sq.m.)*

The single storey rear extension will have a pitched roof with 4 no. rooflights and will be built to the boundary with the immediate neighbour to the west. It will project outwards from the main rear building line by c.4m and at c.6.6m will span the full width of the existing dwelling. The extension will have an eaves height of 2.5m and a ridge height of 3.91m. A reasonable level of private open space will remain post completion. The extension will visually accord with the character of the area

# Comhairle Chontae Atha Cliath Theas

**PR/0696/22**

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

and with the character of the existing dwelling. The proposal would not have a significant adverse impact on residential and visual amenity.

### ***Services and Drainage.***

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

*IW Recommendation:*

*No Objection*

#### *1 Water*

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

#### *2 Foul*

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

It is considered appropriate to attach the above **conditions** in the event of a grant.

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

*Surface Water Report: No Objection Subject to:*

*1.1 Include Water butts as part of Sustainable Drainage Systems (SuDS) for the proposed 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.*

It is considered appropriate to attach the above **conditions** 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.

# Comhairle Chontae Atha Cliath Theas

**PR/0696/22**

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

### ***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 rear extension (22.2sq.m.).
- No previous extension.
- 40sq.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	53
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.033

### **Conclusion**

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. It is considered that the proposed design changes to the roof would be out of character with both the existing dwelling and those within the environs and would not comply with the design guidelines for extensions as set out in the 'House Extension Design Guide' and in the current South Dublin County Council Development Plan 2016-2022. The applicant should therefore be requested to revise the proposed scheme through a request for **additional information**.

### **Recommendation**

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

1. (a). It is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, the applicant is requested to submit revised planning drawings clearly showing for a redesigned roof profile to incorporate a 'Dutch' half-hipped roof. The angle of the 'dutch' hip should match the angle of the hipped roof profile of the existing dwelling and should be clearly distinguishable from that of a full pitched gable roof and should not be 'token' in nature and should also have regard to head height for the attic stairwell.  
(b). In the interest of mitigating potential overlooking the applicant is requested to clearly

# **Comhairle Chontae Atha Cliath Theas**

**PR/0696/22**

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

show on a revised drawing that the new window on eastern elevation at attic level will use obscure glazing.

**Comhairle Chontae Atha Cliath Theas**

**PR/0696/22**

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

**REG. REF. SD22B/0151**

**LOCATION: 112, Palmerstown Drive, Palmerstown, Dublin 20**

  
\_\_\_\_\_  
**Jim Johnston,**  
**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:** 7/6/22

  
\_\_\_\_\_  
**Eoin Burke, Senior Planner**