

Comhairle Chontae Atha Cliath Theas

PR/0702/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0150 **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: 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.

Location: 92, Palmerstown Drive, Dublin 20

Applicant Name: Lorraine Smith

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.032

Site Description:

The site is located within the Palmerstown Drive residential estate, and contains a two-storey, semi-detached dwelling with a hipped roof profile. The streetscape is characterised by houses of similar form and appearance and by a uniform building line. Pitched roof profiles are not prevalent within the immediate area.

Proposal:

- 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.

Zoning:

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

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Consultations:

Surface Water Drainage –	No objections, standard conditions apply.
Irish Water-	No objections, standard conditions apply.
Roads -	No objections, conditions apply.
<i>SEA Sensitivity Screening</i> –	No overlap indicated.

Submissions/Observations /Representations

None for subject site.

Relevant Planning History

None for subject site.

Adjacent sites

SD19B/0137 –118, Palmerstown Drive, Dublin 20 - **Permission Granted** for 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.

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 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

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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.

Relevant Government Guidelines

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage, and Local Government, (2009).

Quality Housing for Sustainable Communities: Best Practice Guidelines, Department of the Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy,
- Residential and Visual Amenity
- Services and Drainage.

Zoning and Council Policy

The change in roof profile 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

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set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

Residential & Visual Amenity

Having regard to the surrounding area and the predominant character of hipped roof profiles that are prevalent in this area, it is considered that the removal of the existing chimney is acceptable; however, the proposed modification of the existing roof structure to a full gable pitched roof profile would create a visual imbalance and would, in turn, detract from the current symmetry of this established road. The proposal would not be in keeping with the overall design of the dwellings located in the vicinity of the site.

The applicant shall be requested to modify by **condition** the fully pitched roof profile to a half-hipped roof profile due to its visual uniformity at this mid-road location. It is deemed that a half hip roof at this location would harmonise with the principal hipped character of the area.

The proposed attic windows on the gable profile shall be **conditioned** to be frosted and would not adversely impact on the residential amenity of adjacent dwellings by way of overlooking and are considered acceptable.

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. The proposal is consistent with the guidance set out in the 'House Extension Design Guide 2010' and this development would enable the conversion of the attic providing an acceptable balance between the adaptable re-design of a house, sustainable development and providing accommodation that meets the needs of families, so that the life cycle and use of that building can continue, therefore, a grant of permission is recommended.

Roads

A new vehicular entrance to replace the existing pedestrian entrance at the front of the property and all ancillary works. The Roads Department have no objections and state the following:

Access & Roads Layout:

The proposed width of the widened entrance exceeds the maximum allowed; width shall not exceed a width of 3.5 meters.

It is proposed to fully pave the driveway. A permeable paving solution would be required in that case, and perhaps this planning condition will come from SDCC Environment.

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No Roads objections subject to the following conditions:

1. The vehicular access point shall not exceed a width of 3.5 meters.
2. The boundary walls at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
3. Any gates shall open inwards and not outwards over the public domain.
4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.
5. The entrance apron shall be dished and widened to the full width of the proposed widened driveway entrance and shall be constructed to the satisfaction of South Dublin County Council's Road Maintenance Department, and at the applicant's expense.

The requirements of the Road Department are considered acceptable and shall be applied by **condition** in the event of a grant of permission.

Services & Drainage

The drainage report states no objection to the proposed development subject to conditions being attached for the development in the event of a grant of permission.

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.

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Development Contributions

Development Contributions Assessment Overall Quantum

Attic Conversion: 29sq.m (non-habitable)
Assessable Area: NIL

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 29sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.032

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, existing permissions for similar type development, 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, in this instance, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed extension in this instance, would be generally 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 in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance

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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. Amendments - Glazing.

The following amendment to the design shall be carried out:

The attic window on the gable elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

REASON: In the interest of residential amenity.

3. (a) Modifications to Roof Profile.

(i) The proposed gable roof reconfiguration shall be redesigned from a fully pitched roof profile to a half-hipped roof profile.

(ii) Prior to commencement, revised elevational and cross-sectional drawings and a revised attic floor plan, shall be submitted for the written agreement of the Planning Authority. Note: The internal dimensions of the attic floor area may have to be reduced to facilitate the revised half-hipped roof profile.

REASON: In the interests of clarity and to comply with planning policy and sustainable development, and visual amenity.

(b) 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.

(c) Drainage - Surface Water.

(i) The proposed car parking area shall be constructed using a permeable surface such as Permeable Paving, Grass Paving or Porous Asphalt as part of SuDS (Sustainable Drainage System).

(ii) The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(iii) All works for this development shall comply with the requirements of 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) Irish Water.

(i) All development shall be carried out in compliance with Irish Water Standards codes and practices for water and foul.

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.

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(e) 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.

(f) 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.

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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.

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REG. REF. SD22B/0150

LOCATION: 92, Palmerstown Drive, Dublin 20

Colm Harte

**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:

7/6/22

Eoin Burke

Eoin Burke, Senior Planner