

Comhairle Chontae Atha Cliath Theas

PR/0707/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0156 **Application Date:** 14-Apr-2022
Submission Type: New Application **Registration Date:** 14-Apr-2022

Correspondence Name and Address: Michael Rogers 72, Albert Road Lower, Sandycove, Co. Dublin

Proposed Development: Extend first floor bedroom to rear with rear facing dormer window; convert roof space to a storage area with rear facing dormer window; provide a high gable window to stairwell; construct a front porch

Location: 6, Templeroan Lodge, Dublin 16

Applicant Name: Ray and Lorna Malone

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.03 hectares.

Site Description:

The application site contains a two storey semi detached house, located on Templeroan Lodge in a row of similar dwellings. The surrounding area is residential in nature with a large area of public open space located to the rear of the dwelling.

Site visited:

18 May 2022

Proposal:

Permission is sought for alterations the following:

- First floor rear dormer extension (8 sq.m)
- Conversion of attic space to storage area with rear dormer (13.5 sq.m)
- New window on gable wall to serve stairwell
- Single storey, pitched roof front porch extension (1.88 sq.m)

Zoning:

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

Consultations:

Surface Water Drainage – No objection

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SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 18 May 2022

2 no. submissions received including the following of relevance:

- Loss of privacy due to gable window and dormer extension
- Plans not in keeping with the rest of the cul-de-sac
- No roof plan
- Incorrect ground floor levels
- Development not in accordance with House Extension Design Guide

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.

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*

Porches

With regard to the design of porches, the best approach will depend on the scale, details and style of the original house and it is useful to bear

the following in mind:

- *A porch with a solid appearance (i.e. a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e. a greater*

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- *proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g. wide windows.*
- *Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

Rear extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

Attic conversions and dormer windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *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 three tile courses).*
- *Relate dormer windows to the windows and doors below in alignment, proportion and character.*
- *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.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *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.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.*

Relevant Government Guidelines

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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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 comprises provision of dormers at first floor and attic level, conversion of attic to storage, new fenestration and rooflights and a single storey pitched roof front porch. No other changes are noted from drawings.

Front Porch

A pitched roof porch of approximately 1.88 sq.m would be located on the front elevation, protruding approximately 1.2m from the front building line. The design of the front porch would be in keeping with the design of the dwellings in the cul-de-sac, where a pitched roof element marks the entrance to the house. A driveway of approximately 18.5m in length would be maintained. It is considered that the front porch complies with the recommendations of the House Extension Design Guide and would be acceptable.

Rear Dormers

Two rear dormers are proposed, at first floor and attic levels. The dormers would have a flat roof with a powder coated, seamed, metal finish. Houses along Templeroan Lodge have an existing rear dormer, with a roof that slopes off the main roof of the dwelling at first floor level. Most of these dormers remain intact, with one dwelling extended the width of the rear dormer but maintaining the roof profile of the existing property.

In relation to dormer extensions, the House Extension Design Guide states the following of relevance:

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- *Dormer windows should be located so they do not obscure the ridge line of the roof, are set well above the eaves line and balance the appearance of the main house in terms of design. They should reflect the character, materials, and details 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 three tile courses).*
- *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.*
- *Avoid large and dominant roof extensions and dormer windows that are over-scaled in relation to the roof of the house.*

The first-floor dormer would extend the full width of the house, replacing an existing dormer serving the rear bedroom. Internally, a family bathroom, extended bedroom and extended en-suite would be provided. 4 no. windows would be placed on the rear elevation, with obscure windows serving the bathrooms and clear glazing centred in the dormer serving the bedroom.

The attic dormer would be centred in the upper roof slope, above the first-floor dormer, approximately 2.5m in width. In total, 13.5 sq.m of additional floor area would be provided in the attic. The rear wall of the dormer would be the same depth of the dormer below. Two windows would be placed on the rear elevation, with two rooflights on the rear roof slope and a triangular window would serve the staircase on the side elevation. An internal ceiling height of 2m would be achieved. The applicant should note that to be used as a habitable space, all building regulations must be complied with.

It is noted that a roof plan has not been provided, this should be requested as **additional information**. From sections and elevations, the attic dormer would not be higher than the ridgeline of the existing dwelling. However, the first-floor dormer is not setback from the eaves line, and the attic dormer is not recessed from the first-floor dormer, giving the impression of a two-storey rear extension. This is not considered acceptable. The applicant should be requested to submit revised proposals by way of **additional information**, stepping back the first-floor dormer from the eaves of the existing roof, and ensuring the attic dormer is stepped back from the first-floor dormer, to clearly identify each addition as a separate dormer.

From a site visit it was clear that the dwelling does not sit level with its immediate neighbours. This point is also raised in submissions. To facilitate an accurate assessment, the applicant should be requested to submit amended plans, sections and elevations as necessary, clearly stating levels and indicating the correct orientation and siting of neighbouring properties in relation to the existing house. These should be submitted as **additional information**.

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Services, Drainage and the Environment

Water Services has reviewed the application and have stated no objection. They have not recommended any **conditions**.

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.

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

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 the scheme as currently designed would not be acceptable. The applicant should be requested to submit the following by way of **additional information**:

- An accurate proposed roof plan, including any changes as required.
- Revised plans, sections and elevations as necessary, clearly stating and showing levels and the correct orientation and siting of neighbouring properties in relation to the existing house.
- Amended proposals for the two dormers, ensuring they are sufficiently setback from the eaves. The dormers should clearly be recognizable as such and not as a two-storey rear extension. There must be a clearer delineation between the first floor and attic dormers.

Recommendation

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

1. The applicant is requested to provide a proposed roof plan clearly showing alterations to

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the roof and the inclusion of the dormers.

2. Plans and elevations provided do not accurately reflect the change in levels at the site and the relationship between adjoining and neighbouring dwellings that do not site at the same level as the house. The applicant is requested to submit revised plans, sections and elevations as necessary, clearly stating and showing levels and the correct orientation and siting of neighbouring properties in relation to the existing house. This is essential to allow for an accurate assessment of the impact of the proposals.
3. It is considered that the two rear dormers proposed are not in compliance with the recommendations of the House Extension Design Guide in that they are not sufficiently setback from the eaves. Furthermore, it is considered that there needs to be a greater differentiation between the first floor and attic level dormer. The applicant is requested to submit amended proposals for the two dormers, ensuring they are sufficiently setback from the eaves. The dormers should clearly be recognizable as such and not as a two-storey rear extension. There must be a clearer delineation between the first floor and attic dormers.


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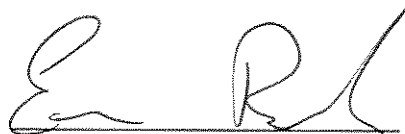
LOCATION: 6, Templeroan Lodge, Dublin 16



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: 8/6/22



Eoin Burke, Senior Planner