

# Comhairle Chontae Atha Cliath Theas

**PR/0742/22**

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

**Reg. Reference:** SD22B/0094      **Application Date:** 02-Mar-2022  
**Submission Type:** Additional      **Registration Date:** 19-May-2022  
Information

**Correspondence Name and Address:** Carol Forbes 38, Larkfield Avenue, Lucan, Co. Dublin

**Proposed Development:** Conversion of existing attic space comprising of modification of existing roof structure; raising of existing gable c/w window and Dutch hip; new access stairs and flat dormer roof to the rear.

**Location:** 54, Weston Crescent, Lucan, Co. Dublin

**Applicant Name:** Stephen Lee

**Application Type:** Permission

(AOCM)

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

Site Area: stated as 0.028485 hectares.

### Site Description:

The application site contains a two storey, semi-detached house, located on Weston Crescent. The surrounding area is residential in nature, proximate to the M4, with a communal green space located to the north of the property.

### Site visited:

5 April 2022

### **Proposal:**

Permission is sought for the following:

- Alterations to existing roof profile to provide half-hip with window on side wall
- Attic conversion with flat roof dormer on rear roof slope.

### **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 sensitive layers.

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

Submission expiry date – 05/04/2022

No submissions or objections received.

### **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*

### **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

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### **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 alterations to the existing roof profile to provide a 'half-hip' with window on side wall, conversion of attic space and provision of a flat roof dormer on the rear roof slope. No other changes are noted from drawings.

It is noted that a roof plan has not been submitted and should be requested as **additional information**.

### Roof Profile Alterations

The roof profile would be altered to facilitate an attic conversion. It is considered that the half-hip provided is 'token', almost providing a gable wall, and this would not be considered visually acceptable. The applicant should be requested to submit revised elevations and plans, including a roof plan, providing a more pronounced half-hip, noting that, as a rule of thumb, 1/3 of the roof should be hipped so as not to be considered token. In altering the roof profile, the applicant must ensure the dormer does not extend beyond the ridgeline and intersection of the half hip. These amendments should be sought as **additional information**.

### Rear Dormer

The dormer would be located on the rear roof slope, set down from the ridgeline and up from the eaves. A window would be placed on the rear elevation, with fenestration and materials matching the existing dwelling. This is considered acceptable.

The dormer would provide for the conversion of the attic space. When measured from drawings a floor to ceiling height of approximately 2.3m would be achieved, just under the 2.4m required for a habitable room. The applicant should note that to be used as a habitable room the development must comply with all relevant building regulations.

A separation distance of approximately 22m would be maintained between the window of the dormer, and the location of a potential dormer on the rear roof slope of neighbouring properties to the rear. In this regard the development is considered acceptable and would not impact the future development potential of neighbouring houses. Given the location, scale and orientation of the dormer, it is not considered that there would be any adverse impacts in relation to overshadowing, overlooking or loss of daylight.

In revising the roof profile, it should be noted that the dormer must not extend beyond the intersection of the ridgeline and the half hip. Furthermore, the dormer should not breach the height of the ridge of the existing roof of the dwelling.

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### **Services, Drainage and the Environment**

Water Services has reviewed the application and has stated no objection to the development. Their report states the following to be noted by the applicant:

- *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.*

### **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**

**Additional information** should be sought in relation to the following:

- The roof alterations are considered to provide a 'token' half-hip. The applicant should amend the design to ensure that 1/3 of the roof profile is hipped. It should be noted that the dormer will not extend beyond the intersection of the ridgeline and the half-hip. The applicant should submit revised plans and elevations, including a roof plan, showing the provision of a more pronounced half-hip.

### **Recommendation**

Request Further Information.

### **Further Information**

Further Information was requested on 25/04/22

Further Information was received on 19/05/22

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### **Consultations**

No reports required.

### **Submissions/Observations**

No further submissions/observations received.

### **Assessment of Further Information**

The Further Information requested was as follows:

- a) The roof alterations are considered to provide a 'token' half-hip which is unacceptable in terms of visual amenity. The applicant is requested to amend the design to ensure that approximately 1/3 of the roof profile is hipped, ensuring a more pronounced half-hip profile is provided. It should be noted that the dormer shall not extend beyond the intersection of the ridgeline and the half-hip. In doing this, the applicant should ensure sufficient head height for the new attic stairwell. The applicant should submit revised plans and elevations, including a roof plan, showing the provision of a more pronounced half-hip.
- a) The applicant is requested to submit a roof plan of the proposal and a section drawing of the proposed attic showing the proposed floor to ceiling height.

### **Assessment**

The applicant has submitted drawings as requested and a letter from the agent date stamped 19 May 2022.

The Planning Authority considers that the gable roof configuration is now compliant with the South Dublin Design Guidance. The applicant has redesigned the roof profile that now incorporates an elongated 'Dutch' half-hipped roof account for 1/3 of the roof profile.

The section provided by the applicant shows that an internal floor to ceiling height of 2.291m would be achieved. The applicant should note that to be used as a habitable room all building regulations must be complied with.

The roof plan shows the flat roof of the dormer extending to the ridgeline of the hipped roof. The applicant must ensure that in completing the works no part of the rear dormer rises above the ridge line of the existing dwelling roof.

The revised roof plan is incorrect. It shows a full hip rather than the proposed half hip submitted as further information. Correct roof plan drawings should be sought by condition.

The revised proposals and additional drawings are now considered consistent with County Development Plan policy.

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### **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**

Non habitable Attic: 30.11 sq.m  
Assessable Area: Nil

### **SEA Monitoring Information**

Building Use Type Proposed: Residential extension (non-habitable)  
Floor Area: 30.11 sq.m  
Land Type: Urban Consolidation  
Site Area: 0. 028485 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.

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### SECOND SCHEDULE

#### Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
  - a) The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 19 May 2022, save as may be required by the other conditions attached hereto.
  - b) The revised roof plan submitted as further information is incorrect. It shows a full hip rather than the proposed half hip submitted as further information. Prior to the commencement of development the applicant is requested to submit a revised corrected roof plan for the written agreement of the Planning Authority.  
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

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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.

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.



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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.

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.


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**REG. REF. SD22B/0094**

**LOCATION: 54, Weston Crescent, Lucan, Co. Dublin**

  
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**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:**

15/6/22

  
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**Eoin Burke, Senior Planner**