

# Comhairle Chontae Atha Cliath Theas

PR/0771/22

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

**Reg. Reference:** SD22B/0172      **Application Date:** 25-Apr-2022  
**Submission Type:** New Application      **Registration Date:** 25-Apr-2022

**Correspondence Name and Address:** Graham McNevin 3, Killakee Gardens, Firhouse, Dublin 24

**Proposed Development:** Conversion of attic space to non-habitable space; raise gable to mini-hip; dormer to rear; removal of existing rear conservatory and construction of single storey extension to rear and all associated site works.

**Location:** 39, Killakee Park, Dublin 24

**Applicant Name:** Louise Doyle & Chris O'Connor

**Application Type:** Permission

(EW)

### Description of Site and Surroundings:

Site Area: 0.024

### Site Description:

The site is located within the Killakee Park 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.

### Proposal:

- Conversion of attic space to non-habitable space;
- raise gable to mini-hip;
- dormer to rear;
- removal of existing rear conservatory and construction of single storey extension to rear and all associated site works.

### Zoning:

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

# Comhairle Chontae Atha Cliath Theas

**PR/0771/22**

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

### **Consultations:**

Surface Water Drainage – Further Information Requested.

Irish Water- No objections, standard conditions apply.

*SEA Sensitivity Screening* – Overlap indicated. PFRA A 2016 / PFRA B 2016

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

None for subject site.

### **Relevant Planning History**

None for subject site.

### **Adjacent sites**

SD21B/0151 - 31 Kilakee Park, Firhouse, Dublin 24. **Granted Permission** Construction of a single storey front extension with lean to/apex roof, attic conversion with rear dormer along with the removal of the existing dormer to side and raising of the existing gable wall with associated alterations to the profile of the existing roof.

SD22B/0096 - 27, Killakee Park, Dublin 24. **Granted Permission** for Conversion of attic space to non-habitable space; raising of gable to mini-hip; dormer to rear; velux to front & all associated site works to existing dwelling.

### **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).

# Comhairle Chontae Atha Cliath Theas

**PR/0771/22**

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

*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

# Comhairle Chontae Atha Cliath Theas

PR/0771/22

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

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

### *Residential & Visual Amenity*

Regarding the surrounding area and the predominant character of hipped roof profiles that are prevalent in this area. It is considered that the proposed modification of the existing roof structure to a half-hip gable roof profile is acceptable. In this instance, the proposed A-type roof would not be visually prominent at this mid-road location and is not an end house. Furthermore, there is concurrent development for similar proposals on nearby dwellings under SD22B/0096, notably No. 27, Killakee Park, and as such, no significant visual imbalance would result from the proposal. In addition, 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.

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'.

### Rear Extension

The proposed single-storey rear extension projects 5.6m from the rear building line and would be located abut with the shared boundary wall with the neighbouring property to the west of the site. It is considered the proposal would not be significantly injurious to the amenities of the adjacent properties to the east or west of the site. The adjoining property to the immediate west, No.41 Killakee Park, has a mirrored rear proposal in size. The one-sided elongated pitched roof style is balanced with the adjacent property. No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved for a three-bedroom house. It is considered to provide sufficient residential amenities for future occupants and, therefore, consistent with the Development Plan provisions.

### 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) therefore, a grant of permission is recommended.

# Comhairle Chontae Atha Cliath Theas

PR/0771/22

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

### Services & Drainage

Regarding surface water drainage and flood risk, the Water Services Report request Additional Information. The applicant has shown the foul drainage to tie into a soakaway which is not permitted.

*The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Ajs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: servicemaps@sdublincoco.ie.*

Notwithstanding the recommendation of the Water Services, it is deemed that prior to the commencement of development, the applicant/developer will be requested to submit the above requirements in full for the written agreement of the Planning Authority by **condition**.

Irish Water states no objection subject to the attachment of standard **conditions** related to Irish Water codes and practice. This is considered appropriate.

### **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 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.

# Comhairle Chontae Atha Cliath Theas

**PR/0771/22**

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

### *Development Contributions*

#### **Development Contributions Assessment Overall Quantum**

Rear Extension: 33.63 sq.m  
Attic Conversion: (non-habitable)  
Assessable Area: NIL

#### **SEA Monitoring Information**

Building Use Type Proposed: Residential- Extension  
Floor Area: 51sq.m  
Land Type: Brownfield/Urban Consolidation.  
Site Area: 0.024

#### **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.

# Comhairle Chontae Atha Cliath Theas

PR/0771/22

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

### 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.  
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.  
(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 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.

# Comhairle Chontae Atha Cliath Theas

PR/0771/22

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

(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.

### 3. Drainage - Surface Water.

The applicant has shown the foul drainage to tie into a soakaway which is not permitted. Prior to the commencement of development, the applicant/developer shall submit the following for the written agreement of the Planning Authority:

(a) The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).



# **Comhairle Chontae Atha Cliath Theas**

**PR/0771/22**

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

(b) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.

(c) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision.

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/developer of these lands 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.

**Comhairle Chontae Atha Cliath Theas**

**PR/0771/22**

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

**REG. REF. SD22B/0172  
LOCATION: 39, Killakee Park, Dublin 24**

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: 20/6/22

Eoin Burke  
Eoin Burke, Senior Planner