

Comhairle Chontae Atha Cliath Theas

PR/0785/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0196 **Application Date:** 06-May-2022
Submission Type: New Application **Registration Date:** 06-May-2022

Correspondence Name and Address: JEArchitecture Park House, Ballisk Court, Donabate, Co. Dublin

Proposed Development: Alterations to existing hip roof to side to create 'Dutch' half hip gable to accommodate attic stairs to allow an attic conversion to a non-habitable storage space with roof windows to front of existing house, window to side, new dormer to rear roof with ancillary works.

Location: 56, Orwell Park Rise, Dublin 6w

Applicant Name: Neil O'Brien

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 14/6/2022

Site Area: as stated 0.0228 Hectares.

Site Description:

The subject dwelling is a two storey semi-detached property with a hip pitched roof located on Orwell Park Rise, a residential estate off the Templeogue Road. The area is predominately residential in nature with a relatively uniform building line.

Proposal:

The proposed application comprises of:

- Alterations to existing hip roof to side to create 'Dutch' half hip gable to accommodate attic stairs to allow an attic conversion to a non-habitable storage space
- Roof windows to front of existing house,
- Window to side,
- New dormer to rear roof with ancillary works.
- Total area of works comprises 29sqm

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Zoning:

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

Consultations:

Surface Water Drainage – No report received.

Irish Water – No report received.

SEA Sensitivity Screening

No overlaps with any relevant layers.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

Subject Site:

None.

Adjacent Sites:

SD20B/0516 - 38, Orwell Park Rise, Dublin 6w – **Permission Granted** for alterations & extensions to include new roof structure with 'Velux' roof lights to accommodate a bedroom; first floor extension to front bedroom; new bay window and open covered porch to front ground floor; single storey kitchen/dining/living extension to the rear and side; formation of new door and window openings and all ancillary and external works.

SD20B/0385 - 17, Orwell Park Rise, Templeogue, Dublin, 6W – **Permission Granted** for conversion of existing attic space comprising of modification of existing roof structure; raise existing gable c/w window and 'Dutch' hip; new access stairs and flat roof dormer to the rear.

Relevant Enforcement History

None.

Pre-Planning Consultation

None on record.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

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H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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).

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

- *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.*

Relevant Government Guidelines

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

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.

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Drainage,
- Screening for Appropriate Assessment,
- Environmental Impact Assessment.

Zoning and Council Policy

A development comprising an attic conversion, change of roof and dormer window would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

Residential

The proposed development consists of the conversion of the attic to storage space, change of roof type from to a half hip, roof windows, a new gable end window and a dormer window to the rear (west) of the existing dwelling and would not be overbearing. The window to the gable end should be obscured and this can be confirmed by way of **condition**. The roof windows would not lead to overlooking and are considered acceptable.

The proposed development should not seriously injure the residential amenity of the area.

Visual

The dormer window is set in an appropriate distance from the attached unit to the south at approximately 1.3m and is set back approximately 1.05m from the eaves which is considered acceptable. The roof proposed is a 'Dutch Hip' which would be visually acceptable. The materials proposed for the dormer window is rendered plaster to match the existing which is appropriate. The roof of the dormer is also set level with the ridge of the existing roof which complies with the South Dublin County Council House Extension Guide.

Overall, the proposed development should not seriously injure the visual amenity of the area.

Water Services Report

Surface Water and Flood Risk

No report received.

Water and Foul

No report received.

Standard conditions should apply.

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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, roof change and a rear dormer window.

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.

Development Contributions

Development Contributions Assessment Overall Quantum

Previous Extensions	0sqm
Non habitable Attic Conversion and Dormer Window:	29sqm
Assessable Area:	0sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	29sq.m
Land Type: Urban Consolidation.	
Site Area:	0.0228 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and 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, be in accordance with the proper planning and sustainable development of the area.

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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 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 proposed window on the North 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) 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

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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 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

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- 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.

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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

NOTE: The applicant is advised that in order to use the attic as a habitable room it must comply with the Building Regulation.

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**REG. REF. SD22B/0196
LOCATION: 56, Orwell Park Rise, Dublin 6w**



**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: 21/6/22



Eoin Burke, Senior Planner