

# Comhairle Chontae Atha Cliath Theas

PR/0776/22

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

**Reg. Reference:** SD22B/0177      **Application Date:** 28-Apr-2022  
**Submission Type:** New Application      **Registration Date:** 28-Apr-2022  
**Correspondence Name and Address:** JEArchitecture Park House, Ballisk Court, Donabate, Co. Dublin  
**Proposed Development:** Attic conversion to non-habitable storage space with dormer to side of hip roof; PV solar panels to front roof; single storey extension to rear of existing house with conversion from boiler house to side into utility; widened vehicle access to front with ancillary works.  
**Location:** 10, Cypress Grove South, Dublin 6w  
**Applicant Name:** Claire Breen  
**Application Type:** Permission

(COS)

### Description of Site and Surroundings

Site Area: stated as 0.034 Hectares on the application form.  
Site Visit: 19<sup>th</sup> of May 2022.

### Site Description

The subject site is located on Cypress Grove South within an existing housing estate in Templeogue Village. The site consists of a semi-detached, two storey dwelling with an attached garage to the side. The streetscape consists of housing of a similar form and character.

### Proposal

Permission is being sought for an attic conversion to non-habitable storage space with dormer to side of hip roof; PV solar panels to front roof; single storey extension to rear of existing house with conversion from boiler house to side into utility; widened vehicle access to front with ancillary works.

### Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

### Consultations

Water Services – no objection subject to conditions.  
Irish Water – no objection subject to conditions.

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Roads Department – no objection subject to conditions.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

### Submissions/Observations /Representations

None received.

### Relevant Planning History

#### *Subject site*

None.

#### *Adjacent and surrounding sites*

S99B/0369 8 Cyprus Grove South, Templeogue, Dublin 6W.

Demolition of a garage structure and the addition of a single and two storey extension to the rear and side of the existing dwelling. The two storey extension to be used as a granny flat.

**Permission granted.**

### Relevant Enforcement History

None identified in APAS.

### Pre-Planning Consultation

None identified in APAS.

### 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 1:*

*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).*

#### *Section 11.2.7 Building Height*

##### *Section 11.3.1 Residential*

##### *Section 11.3.1 (iv) Dwelling Standards*

##### *Section 11.3.1 (v) Privacy*

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*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 11.7.1 Energy Performance in Existing Buildings*

*Section 11.8.1 Environmental Impact Assessment*

*Section 11.8.2 Appropriate Assessment*

### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension design guide contains the following guidance on house extensions, including rear extensions and attic conversions and dormer windows.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow, or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

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.*

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- *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**

*Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).*

*Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).*

*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).*

*Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).*

*OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).*

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

### ***Zoning and Council Policy***

The proposed development is consistent in principle with zoning objective 'RES': *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

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### *Visual and Residential Amenity*

#### Attic conversion to non-habitable storage space with dormer to side of hip roof

The proposed development would provide for the construction of a hipped roof dormer extension on the side slope of the existing hipped roof. The House Extension Design Guide 2010 states that 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.

The proposed side dormer would be set below the ridgelines of the existing roof so that it would be approx. 90mm below the top ridgeline of the house. The proposed materials and finishes would match existing. The dormer extension would also be setback from the eaves.

The proposed attic conversion would have a floor to ceiling height of approx. 2.36m at the highest point. A note should be attached in the event of a grant of permission stating that in order to use the attic for habitable space it must comply with the Building Regulations.

#### Single storey extension to rear of existing house with conversion from boiler house to side into utility

The proposed rear extension would have a flat roof and be approx. 3.1m in overall height. It would extend approx. 3.0m from the existing rear building line. Part of it would involve changing the existing shed/boiler rooms to a utility room. The remainder of the rear extension would involve the extension of the dining and kitchen areas. The floor to ceiling height would be approx. 2.7m.

The rear extension would not be setback from the side boundaries with No. 8 and 12 Cypress Grove South. The extension would extend approx. 3.0m along these boundaries. This would be similar in extent to the existing shed/garage to the side of the house, which is along the northern side boundary with No. 8. It is also noted that the house at No. 8 has an existing side and rear extension of a similar length. Given the extent and height of the extension when viewed from the southern boundary, it is not considered that it would have an unacceptable impact on this neighbouring property.

The extension would be approx. 14.1m from the rear boundary. Sufficient rear amenity space would remain.

#### PV solar panels and rooflights

The development would involve the installation of PV panels to the front roof slope of the house. Rooflights would also be installed on the front and rear roof slopes. Given the scale of these, they are considered acceptable.

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In summary, the proposed extensions are considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and has an acceptable impact in terms of residential and visual amenity.

### ***Access and Parking***

As part of the proposed development the applicant is proposing to widen the existing vehicular access to the site. No Existing Site Plan has been submitted so it is unknown what the current width of the vehicular access is. However, the Proposed Site Plan shows that the vehicular access would be widened to approx. 3.25m. The Roads Department have reviewed the proposed development and have no objection subject to the following conditions:

1. *The vehicular access points shall be limited to 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. *Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
4. *It is noted that there is a hydrant cover in the vicinity of the vehicular access along with a hydrant marker plate on the outside of the boundary wall. The applicant shall make any necessary arrangement with the correct utility provider if the proposed works going to impact on these assets.*
5. *Any gates shall open inwards and not out over the public domain.*

The report from the Roads Department is noted and should be conditioned as such in the event of a grant of permission.

### ***Services and Drainage***

Water Services and Irish Water have reviewed the proposed development, and both have no objection subject to standard conditions.

### ***Screening for 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 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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### ***Screening for Appropriate Assessment***

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves extensions to an existing dwelling.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

### **Development Contributions**

No previous extensions

Attic conversion (non-habitable) 29sq.m

Rear extension 20.7sq.m

Assessable area = Nil

### **SEA monitoring**

Building Use Type Proposed: Residential

Floor Area: 43.5sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.034 Hectares.

### **Conclusion**

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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.

### **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)

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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. (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
  - (i) All development shall be carried out in compliance with Irish Water Standards codes and practices.
  - (ii) The applicant/developer shall include water butt(s) as part of Sustainable Drainage Systems (SuDS) measures for the development.
  - (iii) All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal.
  - (iv) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.
  - (v) All works for this development shall comply with the requirements of the Greater



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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
- 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

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development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

### 3. Roads

(a) The vehicular access points shall be limited to a width of 3.5 meters.

(b) 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.

(c) Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.

(d) It is noted that there is a hydrant cover in the vicinity of the vehicular access along with a hydrant marker plate on the outside of the boundary wall. The applicant shall make any necessary arrangement with the correct utility provider if the proposed works going to impact on these assets.

(e) Any gates shall open inwards and not out over the public domain.

REASON: In the interest of traffic and pedestrian safety and the proper planning and sustainable development of the area.

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: 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 conversion as a habitable room, it must comply with the Building Regulations.

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**REG. REF. SD22B/0177**

**LOCATION: 10, Cypress Grove South, Dublin 6w**

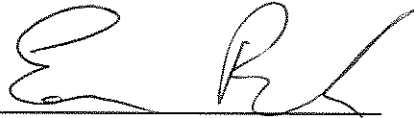
*Colm Harte*

**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:**

21/8/22



**Eoin Burke, Senior Planner**