

Comhairle Chontae Atha Cliath Theas

PR/0766/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0171 **Application Date:** 25-Apr-2022

Submission Type: New Application **Registration Date:** 25-Apr-2022

Correspondence Name and Address: Martin Lynch Architect The Garden Studio, 21, Grosvenor Square, Rathmines, Dublin 6W.

Proposed Development: Attic conversion to habitable status comprising of two bedrooms and a shower room; provision of two dormer roofs to the front and rear and a window to side all at first floor level; external wall insulation; minor alterations to roof profile with extended eaves; small extension to rear living room at ground floor level and alteration to profile of existing front porch.

Location: 45, Mountdown Park, Dublin 12

Applicant Name: Eamonn Doyle

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.0261

Site Description:

The site accommodates a semi-detached bungalow house with pitched roof profile. The proposal is an established road of Mountdown Park. The surrounding houses are varied in appearance however dormer bungalows are the prevailing dwelling type. It is noted that front dormer windows already exist in abundance in the surrounding areas of Mountdown Park. To the north and south of the existing site; several immediate dwellings have large rear extensions and contain front/rear dormer windows.

Proposal:

- Attic conversion to habitable status comprising of two bedrooms and a shower room;
- provision of two dormer roofs to the front and rear and a window to side all at first floor level;
- external wall insulation;
- minor alterations to roof profile with extended eaves;
- small extension to rear living room at ground floor level and
- alteration to profile of existing front porch.

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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; standard conditions apply.

Irish Water- No report received; standard conditions apply.

Roads- No objections, standard conditions apply

SEA Sensitivity Screening – No overlap indicated.

Submissions/Observations /Representations

None recorded for subject site.

Relevant Planning History

None of relevance recorded for subject site.

Adjacent sites

SD20B/0142- 28 Mountdown Park

Lowering of existing floor level; construction of a new front porch including the addition of a fan light dormer window above; attic dormer to front & rear and the construction of a new flat roof single storey extension to rear of the existing dwelling and all associated site works.

Permission granted.

Adjacent and surrounding sites

SD17B/0180 26, Mountdown Park, Manor Estate, Dublin 12

Construction of a small hallway extension to the front of the house, with a zinc roof; the addition of a new roof window to the front roof slope of the dwelling, and all associated works.

Permission granted.

SD05B/0285 26, Mountdown Park, Manor Estate, Dublin 12

Erection of a single storey 55sq.m. extension to the rear and single storey 8sq.m. porch to the front and the provision of 3 rooflights to the front and 3 to the rear of the existing pitched roof.

Permission granted.

SD16B/0438 39, Mountdown Park, Dublin 12

Modifications to the existing front elevation and to the single storey structure to the front and gable of the existing dwelling. Construction of a two storey, four bed extension to the side and

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rear of the existing dwelling, including refurbishment and renovation of the existing structure. Refurbishment and renovation of the existing dwelling inclusive of all associated site works.

Permission granted.

SD13B/0199 41, Mountdown Park, Dublin 12

1st floor extension to front and side including dormer window to front and new porch at ground floor level. **Permission granted.**

SD21B/0253 34, Mountdown Park, Dublin 12

Construction of a first floor level, two bedroom and en-suite extension in the form of rear sloped roof with dormer projection to rear; new dormer projection to existing front sloped roof bedroom; minor reconfiguration at existing ground level layout and elevations and minor site works. **Permission granted.**

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).

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 11.7.2 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.

Attic conversions and dormer windows:

- Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
- 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.
- Relate dormer windows to the windows and doors below in alignment, proportion, and character.

Overlooking and loss of privacy:

- Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.

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,

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- Residential and visual amenity
- Services and drainage.

Zoning and Council Policy

The conversion of an attic and an extension to an existing residential dwelling is consistent in principle with zoning objective 'RES', subject to compliance with the provisions of the South Dublin County Council House Extension Design Guide (2010), and the relevant detailed policies in the County Development Plan, which will be assessed below.

Residential & Visual Amenity

The said proposal is consistent with Section 4.0 of the South Dublin County Council House Extension Guide 2010, and overall, the proposal is considered visually acceptable. Front Dormer windows are prevalent in the surrounding Mountdown Park area, most notably to the immediate south at No. 41 and No. 39 Mountdown Park. In this instance, it is considered that the proposed front and rear dormer roof would not be visually prominent at this location of semi-detached dwellings.

Front Extension

The proposal has a 0.5m projection with a flat roof, contemporary in style and form with the existing house. In addition, the proposal is consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Rear Extension

The moderate circa 4 sq.m corner extension is consistent with Section 4 'Rear Extensions' of the South Dublin County Council House Extension Design Guide (2010).

Front Dormer Window

To the front of the dwelling, a flat dormer roof window is proposed under the ridgeline level of the primary dwelling. The dormer window is located three tile courses from the eaves line. An existing development pattern exists for front dormer windows within the surrounding area. Therefore, it is acceptable in principle, considering Section 4 in the guidance set out in the South Dublin County Council House Extension Design Guide (2010).

Rear Dormer Window

The proposed rear dormer window is positioned below the ridgeline of the existing dwelling and three tile courses above the eaves of the current residence. The scale/design and window used in the proposed flat-roofed dormer window are considered to be consistent with the recommendations of the Council's House Extension Design Guide about the design of dormer extensions and, as such, would be per the proper planning and sustainable development of the area.

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This development would enable the conversion of the attic providing an acceptable balance between the adaptable re-design of a house 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 habitable space with wc; a **note** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations.

The proposed side gable window would not adversely impact on the residential amenity of adjacent dwellings by way of overlooking; the proposed side window shall be frosted glass by **condition**.

Roof profile with extended eaves

Regarding the proposed modification of the existing roof structure, it is deemed that it would not be visually prominent in this location. Therefore, a visual imbalance would be moderate from the proposal. The development pattern in the area also sees reasonable modifications to roof restructures. Furthermore, the development complies with the design guidelines for extensions as set out in the 'House Extension Design Guide' in the current South Dublin County Council Development Plan 2016-2022. therefore, a grant of permission is recommended.

Services & Drainage

Regarding surface water drainage and flood risk the Water Services Report. No report was received, standard **conditions** are recommended for the proposed development.

Having regard to the proposed attic shower room, Irish Water standard **conditions** shall also apply.

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.

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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

Attic Conversion & Front / Rear Dormer windows: 42.35sq.m (habitable)

Assessable Area: 2.35 sq.m

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension

Floor Area: 42.35sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0261

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. It is considered that the proposed extension would be 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.

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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) The following amendment to the design shall be carried out:
The attic window on the gable elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.
REASON: In the interest of residential amenity.
(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.
(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

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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. (a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
(b) The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the development.
(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

4. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €245.55 (two hundred and forty five euros and fifty five cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with

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the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

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.

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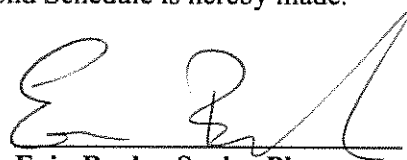
**REG. REF. SD22B/0171
LOCATION: 45, Mountdown Park, Dublin 12**

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, Senior Planner