

Comhairle Chontae Atha Cliath Theas

PR/0789/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0083 **Application Date:** 23-Feb-2022
Submission Type: **Registration Date:** 30-May-2022

Correspondence Name and Address: David Winston 24, Ventry Park, Cabra, Dublin 7

Proposed Development: The demolition of the existing; chimney conversion of the attic space to a storage area to include a dormer roof construction to the rear; building up the gable wall to remove existing hip roof construction to the side; internal modifications and all associated site works.

Location: 14, The Crescent, Boden Park, Dublin 16

Applicant Name: Sarah Sharpe

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.02335 Hectares.

Site Description:

The subject site is located in The Crescent in the Boden Park estate in Rathfarnham. The subject dwelling is a two-storey semi-detached dwelling, with a hipped roof profile. The dwelling has a large single storey rear extension with a small level of private open space remaining. The street is characterised by other similar residential dwellings.

Proposal:

The proposed development consists of the following:

- Alterations to existing hip roof to side to create pitched gable roof to allow conversion of attic into non-habitable (storage) with rear dormer extension and with rear window.
- Demolition of existing chimney.

Zoning:

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

Consultations:

Surface Water Drainage – No objection subject to **conditions**.

Irish Water – Not Applicable.

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SEA Sensitivity Screening

No overlap with relevant environmental layers.

Submissions/Observations /Representations:

None.

Recent Relevant Planning History:

None for subject site.

Adjacent sites

SD18B/0141: 24, The Crescent, Boden Park, Dublin 16, D16 X7F2.

Conversion of attic to storage including changing the existing hipped end roof to a 'Dutch' hip gable roof, a dormer window to the rear and removal of an existing chimney all at roof level.

Decision: **GRANT PERMISSION.**

SD15B/0104: 7, The Lawn, Boden Park, Dublin 16.

New dormer roof to the rear of the existing house roof, converting the attic space into an office/storage room, the existing side wall to be raised as a gable wall to create more space in the attic and a new window ope in the gable wall to create light at the new stairs to the attic level, the demolition of the chimney and all associated works. Proposed development revised as follows: Retention of an existing dormer, retention of conversion of attic space to storage, retention of amendments to the original hipped roof to include conversion of existing gable end roof to half hip and retention of window ope to the gable wall.

Decision: **GRANT PERMISSION.**

SD13B/0275: 24, The Crescent, Boden Park, Dublin 16.

Kitchen extension to the rear of house; dormer roof extension to the side and rear, visible from front; conversion of attic to store room; ground floor toilet and utility rooms with new windows to side; roof light to front of house to attic and internal alterations.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History:

None traced.

Pre-Planning Consultation:

No pre-planning consultation recorded.

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

Section 2.4.1 Residential Extensions

Policy H18 Residential Extensions

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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 – Residential Extensions.

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 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3(i) Additional Accommodation - Extensions.

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

The House Extension Design Guide, *Section 4*:

- *Outside space*
- *Do not overlook, overshadow, or have an overbearing impact on neighbouring properties*
- *Rear extension*

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

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible.*

For 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;*

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- *Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses);*
- *Relate dormer windows to the windows 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 rood and matches the materials used in the main house.*

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 (2008).

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, (2008).

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 & Drainage;
- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR).

Zoning and Council Policy

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity.' The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the 2016-2022 South Dublin County Council Development Plan and the House Extension Design Guide.

Residential & Visual Amenity

Demolition of existing chimney

The proposed demolition of the existing chimney is considered acceptable.

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up existing hip roof to side to create a pitched gable roof to allow conversion of attic into non-habitable (storage) space with rear dormer extension and with rear window. A wc is also proposed at attic level.

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The rear dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be centrally placed. It will project outwards from the roof by c.3.5 and will span a width of c.3m. However, it is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **additional information**.

Services & Drainage

Surface Water Drainage has stated no objections subject to **conditions**. Irish Water has stated the application to be Not Applicable in this instance. An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

1.1 Include Water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

Flood Risk Report: No objection subject to:

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.

Water Report: Not Applicable

Foul Drainage Report: Not Applicable

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is not considered that the proposed development would be likely to

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have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 AA is not required.

Screening for Environmental Impact Assessment (EIAR)

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.

Other Considerations

Development Contributions

- Development subject of this application for alterations to roof profile and non-habitable attic conversion with rear dormer is 23.3sq.m. as stated.
- Existing single storey rear extension measures c.33.95sq.m.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – alterations to roof profile and non-habitable attic conversion	23.3sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.02335

Conclusion

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. It is considered that the proposed design changes to the roof would be out of character with both the existing dwelling and those within the environs and would not comply with the design guidelines for extensions as set out in the 'House Extension Design Guide' and in the current South Dublin County Council Development Plan 2016-2022. The applicant should therefore be requested to revise the proposed scheme through a request for additional information.

Recommendation

Request Further Information.

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Further Information

- Further Information was requested on 19/04/2022.
- Further Information was received on 30/05/2022.

No submissions/observations on the further information have been made.

The following Further Information was requested.

Item 1: Roof Profile

The Planning Authority has concerns regarding the proposed gable end design of the roof profile which is considered to be out of character with both the existing hip end roof of the dwelling and those within the environs. The applicant is requested to submit a revised proposal to address these concerns, which may include a 'Dutch' half-hipped (which should not be token) and should maintain the same angle as the existing hipped roof and shall be clearly distinguishable from that of a full gable.

Further Consultations

None.

Further Submissions/Observations

None received.

Assessment

Item 1: Roof Profile

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter states the following:

Please find enclosed drawings providing clarification on the application and DLRCOCO further information request in relation to the above planning application at 14, The Crescent, Boden Park, Dublin 16

It is noted that DLRCOCO is incorrectly referred to in the cover letter submitted. The revised drawings submitted now clearly show the inclusion of a 'Dutch' half-hipped roof profile which is not token, maintains the same angle as the existing hipped roof and is clearly distinguishable from that of a full gable. It is considered that the applicant has satisfactorily responded to the request for additional information.

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – alterations to roof profile and non-habitable attic conversion	23.3sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.02335

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, it is considered that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Further

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Information received on 30.05.2022, 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). Include Water butts as part of SuDS (Sustainable Drainage Systems) features for the proposed development.

(ii). All works shall comply with the Building Regulations -Technical guidance document- Part H Drainage and Wastewater disposal

(iii). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(iv). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(v). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(vi). 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.

(vii). 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

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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.

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

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adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

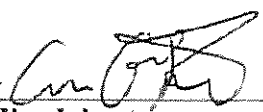
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REG. REF. SD22B/0083

LOCATION: 14, The Crescent, Boden Park, Dublin 16

p.p. 

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: 23/6/22



Eoin Burke, Senior Planner