

# Comhairle Chontae Atha Cliath Theas

**PR/0798/22**

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

**Reg. Reference:** SD22B/0193      **Application Date:** 05-May-2022  
**Submission Type:** New Application      **Registration Date:** 05-May-2022  
**Correspondence Name and Address:** Donal McNally Architects 6, White Swan Business Centre, South Circular Road, Dublin 8  
**Proposed Development:** Construction of a ground floor single storey domestic extension (30sq.m) to the side; first floor dormer domestic extension (62sq.m) to the rear.  
**Location:** Farmvale, Kill, Co. Dublin  
**Applicant Name:** Rob Cummins & Aisling Coppinger  
**Application Type:** Permission

(NM)

### **Description of Site and Surroundings:**

Site Area: Stated as 0.5537ha

Site Visit: 14/06/2022

### **Site Description**

The site contains a detached single storey dwelling with hipped roofs on a large site which is bounded by hedges and mature trees.

The site is located in a rural area on a narrow road close to the Kildare County boundary. There are some detached dwellings in the immediate vicinity.

### **Proposal**

Seeking permission for:

- Construction of a ground floor single storey domestic extension (30sq.m) to the side,
- First floor dormer domestic extension (62sq.m) to the rear,
- Total area of works 92sqm.

### **Zoning**

The site is zoned objective 'RU' – protect and improve rural amenity and to provide for the development of agriculture.

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### Consultations

*Water Services* – No report received.

*Irish Water* – No report received.

*Environmental Health Officer* – No objections.

### SEA Sensitivity Screening

Rural 2016

### Submissions/Observations /Representations

None.

### Recent Relevant Planning History

*Subject*

None

#### *Adjacent Sites*

SD09A/0160 - Farmersvale, Rathcoole, Co. Dublin – **Permission Refused** for 4 bedroom two storey dwelling, domestic garage proprietary effluent treatment system with polishing filter and all associated site development works.

SD09A/0386- Farmersvale, Rathcoole, Co. Dublin – **Permission Refused** for 4 bedroom two storey dwelling, domestic garage proprietary effluent treatment system with polishing filter and all associated site development works.

SD08B/0793 - Farmersvale, Steeltown, Rathcoole, Co. Dublin – **Retention Permission Granted** for (a) change of use of the attic area to a bedroom and a games room; (b) retention of the dormer windows to the front and to the rear of the dwelling; (c) retention of Septic Tank.

SD09A/0249 - Farmersvale, Rathcoole, Co. Dublin – **Permission Refused** for 4 bedroom bungalow, domestic garage, proprietary effluent treatment system with polishing filter and all associated site development works.

SD09A/0387 - Farmersvale, Rathcoole, Co. Dublin – **Permission Refused** for 4 bedroom bungalow, domestic garage, proprietary effluent treatment system with polishing unit and associated site development works.

SD09A/0388 - Farmersvale, Rathcoole, Co. Dublin – **Permission and Retention Refused** for a 3 bedroom single storey dwelling, also permission to install a proprietary effluent treatment system with polishing unit and all associated site development works.

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SD20A/0011 - Badgerhill, Killeel Road, Rathcoole, Co. Dublin – **Permission Granted** for Extensions to side and rear of dwelling; detached double garage; storage shed; new recessed entrance and upgraded wastewater treatment system.

### **Recent Relevant Enforcement History**

No recent relevant enforcement history recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

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

*Section 2.5.0 Rural Housing*

*Policy H20 Management of Single Dwellings in Rural Areas*

*Policy H21 Rural Housing Policies and Local Need Criteria*

*Policy H22 Rural Housing in RU Zone*

*Policy H23 Rural Housing in HA – Dublin Mountains Zone*

*Section 2.5.5 Rural Housing in HA – Liffey Valley and HA – Dodder Valley*

*Policy H24 Rural Housing in HA – Liffey Valley and Dodder Valley*

*Section 2.5.6 Replacement Rural Dwellings*

*Policy H25 Replacement Dwellings in Rural and High Amenity Areas*

*Section 2.5.7 Rural Dwelling Occupancy*

*Policy H26 Occupancy Condition*

*Section 2.5.8 Rural House & Extension Design*

*Policy H27 Rural House & Extension Design*

*Section 11.3.4 Rural Housing*

*Section 11.3.4 (i) Housing Need*

*Section 11.3.4 (ii) Rural Housing Design*

*Section 11.3.4 (iii) Wastewater Treatment*

*Policy HCL1 Heritage, Conservation and Landscapes*

*Policy HCL2 Archaeological Heritage*

*Section 9.2.0 Landscapes*

*Policy HCL7 Landscapes*

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*Section 8.1.0 Green Infrastructure Network*  
*Policy G2 Green Infrastructure Network*

*Section 8.2.0 Watercourses Network*  
*Policy G3 Watercourses Network*

*Section 9.2.1 Views and Prospects*  
*Table 9.2: Prospects to be Preserved and Protected*  
*Policy HCL8 Views and Prospects*

*Section 9.2.3 Dublin Mountains*  
*Policy HCL9 Dublin Mountains*

*Section 9.2.4 Liffey Valley and Dodder Valley*  
*Policy HCL10 Liffey Valley and Dodder Valley*

*Section 9.3.0 Natural Heritage Sites*  
*Section 9.3.1 Natura 2000 Sites*  
*Table 9.3 Natura 2000 Sites*  
*Policy HCL12 Natura 2000 Sites*  
*Section 9.3.2 Natural Heritage Areas*  
*Table 9.4 Proposed Natural Heritage Areas*  
*Policy HCL13 Natural Heritage Areas*

*Section 9.3.5 Non-Designated Areas*  
*Policy HCL15 Non-Designated Areas*

*Section 9.4.0 Public Rights of Way and Permissive Access Routes*  
*Policy HCL16 Public Rights of Way and Permissive Access Routes*

*Section 7.8.1 Casement Aerodrome*  
*Policy IE8 Casement Aerodrome*

*Section 7.8.2 Weston Aerodrome*  
*Policy IE9 Weston Aerodrome*

*Section 9.7.0 Sites of Geological Interest*  
*Table 9.6 County Geological Sites for Protection*  
*Policy HCL19 Geological Sites*

*Section 11.7.2 Energy Performance in New Buildings*

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*Section 11.8.2 Appropriate Assessment*

*Schedule 1: Record of Monuments and Places*

*Schedule 4: Restricted Areas for Development Glenasmole Bohernabreena*

*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*

*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*

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*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.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*

### Side Extensions

- *Match or complement the style, materials, and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimise the terracing effect. In the case of a first-floor extension over an existing garage or car port that is flush with the building line of the main house, the first-floor extension should be recessed by at least 50cm.*

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- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*

### **Relevant Government Guidelines**

*Sustainable Rural Housing Guidelines for Planning Authorities DoEHLG (2005)*

*Wastewater Treatment and Disposal Systems Serving Single Houses* Environmental Protection Agency (November 2009)

*The Planning System and Flood Risk Management - Guidelines for Planning Authorities,* Department of the Environment, Heritage and Local Government & OPW, (2009)

*Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities DoEHLG (2009)*

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Drainage,
- Environmental Health Officer,
- Appropriate Assessment,
- Environmental Impact Assessment (EIAR)

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

The area is zoned Objective 'RU', which seeks 'To protect and improve rural amenity and to provide for the development of agriculture.' A residential use including a ground floor extension and attic conversion with dormer window is open for consideration subject to Development Plan Standards regarding residential development in rural areas.

H27 Objective 1:

Ensure that all new rural housing and extensions within areas designated with Zoning Objective 'RU' (to protect and improve Rural Amenity and to provide for the development of Agriculture)

- Is designed and sited to minimise impact on the landscape including views and prospects of natural beauty or interest or on the amenities of places and features of natural beauty or interest including natural and built heritage features; and

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*Given the topography and site coverage, it is unlikely that the proposed development will have a significant impact on the landscape. Notwithstanding that, the proposed dormer window will protrude higher than the ridge height of the existing dwelling.*

- Will not have a negative impact on the environment including flora, fauna, soil, water (including ground water) and human beings; and  
*The dwelling is currently occupied, and the proposed development is relatively minor in the site context and would not have a negative impact on flora or fauna.*
- Is designed and sited to minimise impact on the site's natural contours and natural drainage features; and  
*The site is predominantly level, and the proposed development would not result in a change to the sites natural contours or drainage features.*
- Retains and reinstates traditional roadside and field boundaries; and  
*There will be no changes to the roadside or field boundaries as part of this development.*
- Is designed and sited to circumvent the need for intrusive engineered solutions such as cut and filled platforms, embankments or retaining walls; and  
*The site is predominantly level, and the proposed development would not result in a requirement for any substantial intrusive engineered solutions.*
- Would comply with Code of Practice Wastewater Treatment Systems Serving Single Houses, EPA (2009) or other superseding standards; and  
*There are no objections from the Environmental Health Officer.*
- Would not create or exacerbate ribbon or haphazard forms of development.  
*The proposed development is an existing dwelling and will not exacerbate ribbon development.*

### *Conclusion*

It is considered that the proposed development complies with H27, Objective 1 of the South Dublin County Council Development Plan in general terms with the first point discussed in more detail in the Residential and Visual Amenity section of this report.

### ***Residential and Visual Amenity***

#### *Residential*

The subject site is a detached unit on a large site and the proposed development of the side extension and attic conversion with a dormer window would not have a negative impact on the occupant's private amenity space. Given the mature hedgerows and trees bounding the site and the agricultural nature of the area, the proposed development would not lead to any substantial overlooking. The total area of the existing property is 302sqm and the proposed development is 92sqm and as such would be subservient to the existing dwelling.

Overall, the proposed development would not seriously injure the residential amenity of the area.



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### *Visual*

The ground floor extension to the south of the existing dwelling is considered acceptable in the site context and is consistent with the South Dublin County Council Development Plan (H27 Objective 1). The roof of the proposed development will be a hip pitch which matches that of the main dwelling with rendered walls which is in keeping with the existing dwelling. It extends approximately 5.37m from the side of the main dwelling and there would be approximately 9m to the southern boundary of the site which satisfies the requirements of the South Dublin County Council Extension Guide. Overall, the ground floor side extension would not seriously injure the visual amenity of the area.

The rear dormer window has a width of 11.9m and as the existing dwelling is 25.6m which may lead to the appearance of the dormer window forming a flat roof. Whilst such a wide dormer would not be acceptable in an urban area, it is considered that as this is a rural area and due to lack of visibility from the east side the proposed width would be acceptable. The dormer window comes directly off the rear wall, and it is required as per the South Dublin County Council House Extension Guide to be set back at least three tile courses above the eaves. The dormer window also protrudes above the ridge height of the existing roof which is unacceptable and should be set below this level.

**Further information** should be sought to resolve these issues.

### *Conclusion*

The rear dormer window should be redesigned to comply with the South Dublin County Council House Extension Design Guide and as such, further information is required.

### ***Drainage***

No reports were received from Water Services or Irish Water, but the standard conditions shall apply in the event of a grant of permission.

### ***Environmental Health Officer***

The following report was received from the Environmental Health Officer:

*The application proposes the construction of an extension of a ground floor level and dormer level room of an existing domestic dwelling. No new bedrooms are proposed and no additional burden on drainage is proposed. The application is not seeking to install a new sewage treatment system and the location of the existing system is indicated on maps provided. Separation distances for this new extension from the existing drainage is not affected.*

*Decision: This office has no further observations on this plan.*

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### *Conclusion*

The report from the Environmental Health Officer indicates no objections which is noted.

### ***Appropriate Assessment***

The subject site is not located within nor within close proximity to a European site. The proposed development is located within a rural area with neighbouring residential units and comprises of a ground floor and rear dormer window extension.

Having regard to:

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

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

Ground Floor Side Extension and

Habitable Rear Dormer Ext:	92sqm
Previous Extensions	0sqm
Assessable Area:	52sqm

### **SEA Monitoring Information**

Building Use Type Proposed:	Residential- Extension
Floor Area:	92sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.5537ha

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan and the South Dublin County Council House Extension Design Guide (2010), it is considered that further information is required.

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### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. In order to comply with Council policy the proposed rear dormer should not breach the ridge line of the existing roof of the dwelling and should be set at least three tile courses above the eaves. The applicant is requested to submit revised drawings accordingly.

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**REG. REF. SD22B/0193  
LOCATION: Farmvale, Kill, Co. Dublin**

p.p.   
**Jim Johnston,  
Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** 23/6/22

  
**Eoin Burke, Senior Planner**