

Comhairle Chontae Atha Cliath Theas

PR/0799/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0184 **Application Date:** 29-Apr-2022
Submission Type: New Application **Registration Date:** 29-Apr-2022
Correspondence Name and Address: Equator Architects Ireland Pavilion House, 31/32,
Fitzwilliam Square South, Dublin 2
Proposed Development: Retention of rear dormer extension and attic
conversion to existing two storey, end of terrace
dwelling including: rear dormer extension with a roof
light to facilitate stair access to the attic; attic
conversion to include storage space and a playroom;
3 roof lights to the rear of existing roof; all associated
ancillary site works.
Location: 22, Tullyhall Drive, Lucan, Co. Dublin
Applicant Name: Jagjeet Singh
Application Type: Retention

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0315Hectares.

Site Description:

The subject site is located on the northern side of Tullyhall Drive and contains an existing two-storey, semi-detached dwelling with a front and rear garden. The surrounding area is characterised by two-storey semi-detached dwellings of similar form and appearance.

Proposal:

Retention of rear dormer extension and attic conversion to existing two-storey, end of terrace dwelling including:

- rear dormer extension with a
- roof light to facilitate stair access to the attic; attic conversion to include storage space and a playroom;
- 3 roof lights to the rear of existing roof; all associated ancillary site works.

Zoning:

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

Comhairle Chontae Atha Cliath Theas

PR/0799/22

Record of Executive Business and Chief Executive's Order

Consultations:

Surface Water Drainage – No objections subject to conditions.

Irish Water - No objections subject to conditions.

SEA Sensitivity Screening - No overlap indicated.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

None was recorded for the subject site.

Adjacent sites:

None relevant for the subject site.

Relevant Enforcement History

S8908 - Erection of a dormer window to rear of the property without PP (file remains open)

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.

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

Comhairle Chontae Atha Cliath Theas

PR/0799/22

Record of Executive Business and Chief Executive's Order

Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

South Dublin County Council House Extension Design Guide (2010)

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.

Relevant Government Guidelines

Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities, 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).

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Service water and drainage.

Zoning and Council Policy

The development comprising of a dormer extension is 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

Rear Dormer Window

The proposed rear dormer window for retention (with rooflight) is positioned below the ridgeline of the existing dwelling, three tile courses above the eaves. The scale, bulk and design of the proposed flat-roofed rear dormer window are acceptable. However, the proposal for retention has not located a window on the north-facing elevation. It is noted in the recommendations of the Council's House Extension Design Guide concerning the design of dormer extensions to *Relate dormer windows to the windows and doors below in alignment, proportion and character* and, as such, would not be in accordance with the Section 4 *Attic conversions and dormer windows*.

Comhairle Chontae Atha Cliath Theas

PR/0799/22

Record of Executive Business and Chief Executive's Order

Notwithstanding the above, it is considered in this instance that per the Council's House Extension Design Guide, a dormer window is a '*window set vertically on a sloping roof to provide light to the attic space. The dormer has its roof, which is generally flat or pitched.*

The proposal for retention would not adversely impact the residential amenity of adjacent dwellings by overlooking. The dormer structure provides light to the stairwell accessing the attic area via a rooflight. In addition, the three skylights give light to the attic and storage space/playroom. A **note** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations. The 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; therefore, a grant of retention permission is recommended.

Services & Drainage

Regarding surface water drainage and flood risk, the Water Services Report request standard **conditions** for the proposed development. No Irish Water conditions required as new connection proposed.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The retained 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.

Environmental Impact Assessment

Having regard to the modest nature of the retained 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 retained 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

Retained Dormer Extension (non habitable): 30.9 sq.m

Assessable Area: Nil

Comhairle Chontae Atha Cliath Theas

PR/0799/22

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information

Building Use Type Proposed:

Floor Area: 30.9 sq.m

Land Type: Urban Consolidation.

Site Area: 0.0315Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development for retention it is considered that, subject to the conditions set out below, the development for retention 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 extension for retention 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 Retention 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 retained and completed fully in accordance with plans, particulars and specifications lodged with the application, within XX months of the grant of permission, save as may be required by other conditions attached hereto.
REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.
2. Drainage - Surface Water.
 - (a) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use.
 - (b) All drainage works for this development shall comply fully with the Greater Dublin

Comhairle Chontae Atha Cliath Theas

PR/0799/22

Record of Executive Business and Chief Executive's Order

Regional Code of Practice for Drainage Works.

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

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.

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.

Comhairle Chontae Atha Cliath Theas

PR/0799/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0184

LOCATION: 22, Tullyhall Drive, Lucan, Co. Dublin

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 Retention 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
Eoin Burke, Senior Planner