

Comhairle Chontae Atha Cliath Theas

PR/0682/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0100 **Application Date:** 08-Mar-2022
Submission Type: Additional **Registration Date:** 06-May-2022
Information

Correspondence Name and Address: Barbara McShane, K+B Architecture + Design 2,
Ridgeway Villas, Kilmainham, Dublin 8.

Proposed Development: Conversion of the attic space into storage/study space use; projecting dormer window to the rear, extend height of gable wall to include two new windows; modify existing hipped roof and all ancillary site works to existing two storey, semi-detached dwelling.

Location: 8, Rossmore Park, Templeogue Dublin 6w

Applicant Name: Adrienne Weston

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area: Stated as 0.040 Hectares.

Site Visit: 31/3/2022

Site Description:

The site is located in Rossmore Park which is an existing residential cul-de-sac off the R137, Tallaght/Templeogue Road. The dwelling is a two-storey semi-detached, 4 bedroom property with a hip pitched roof and an extension to the rear. The area is primarily residential in nature with a uniform building line.

Proposal:

- Conversion of the attic space into storage/study space use,
- Projecting dormer window to the rear,
- Extend height of gable wall to include two new windows;
- Modify existing hipped roof and all ancillary site works,
- Total area of proposed works 29.6sq.m as stated.

Zoning:

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

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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

None received.

Relevant Planning History

Subject Property

None

Adjacent Properties

SD19B/0308 - 32, Rossmore Park, Templeogue, Dublin 6W **Permission Granted** for Conversion of the attic space into storage/playroom use with a projecting dormer

SD18B/0418 - 22, Rossmore Park, Dublin 6w, **Permission Granted** for Single and two storey extension to rear with roof light and all associated site works.

SD17B/0329 - 1, Rossmore Park, Templeogue, Dublin 6W **Permission Granted** for Demolition of 2 disused chimney stacks and existing single storey rear extension (circa 12.5sq.m) and construction of single storey rear extension (circa 35sq.m), two storey extension to side (circa 13sq.m), conversion of existing garage to side (circa 30sq.m) with first-floor extension over (circa 19sq.m), with internal/external alterations and associated site works.

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.

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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

South Dublin County Council House Extension Design Guide (2010)

Overlooking and loss of privacy:

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

Dormer Windows

- *Use materials to match the existing wall or roof materials of the main house.*
- *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).*
- *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.*

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).

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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
- Services and drainage
- Appropriate Assessment
- Environmental Impact Assessment (EIAR)

Zoning and Council Policy

A conversion of an attic with a rear dormer window in a residential dwelling is consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the County Development Plan.

Residential & Visual Amenity

Residential

The proposed development is for the conversion of the attic space to provide an additional 29.6sq.m of storage/study space use in conjunction with a flat roofed dormer window and raising the gable wall to the south. There will be two windows on the southern facing gable wall. These windows and the dormer itself will overlook the Templeogue Cemetery with which this property shares a boundary wall.

The windows to the gable wall are considered acceptable as they would not overlook any residential units in the immediate vicinity.

The dormer will not lead to overshadowing or substantial overlooking of the attached unit to the north. Overall, it is considered that the proposed development would not seriously injure the residential amenity of the area.

Visual

The dormer will be set below the ridgeline and an acceptable level above the eaves. It is proposed that the dormer is finished in a grey 'trocal' cladding which would be visually acceptable.

It extends approximately 3.1m out from the roof and it is intended that there are three windows overlooking the east facing garden. It is proposed that the dormer be approximately 6.8m across and about 800mm from the attached unit to the north which is considered appropriate. The

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proposal also requires the gable wall to be raised and the roof profile to be changed from a hip pitch to an apex gable wall pitch. A half hip 'Dutch' roof that matches the angle of the existing hip pitch would be more appropriate and as such further information is required from the applicant highlighting how this will be achieved.

Conclusion

Further information is required.

Services & Drainage

Water services and Irish Water have no objections subject to standard conditions.

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 a conversion of the attic space, new dormer window and changing the 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 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

Non Habitable Attic Conversion: 29.6sq.m
Previous Extensions Approx: 25sq.m
Assessable Area: NIL

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 29.6sq.m
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.04ha

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Conclusion

Additional information is required to address the change in roof profile.

Recommendation

Further Information requested on 29th April 2022.

Further Information received on 6th May 2022.

The following 1 Items were requested for Further Information

Roof Design

1. The proposed gable end roof is considered out of character with the dwelling and the area and it is considered that a 'Dutch' hip or half hip would be visually more appropriate. The applicant is requested to submit revised drawings accordingly. The new 'Dutch' hip should not be token and should have regard to head height for the attic stairwell. The angle of the 'dutch hip' should be the same as the angle of the existing hipped roof.

Assessment

- The applicant submitted plans at a scale of 1:100 including elevations, floor plans and sections as requested which address change in roof design from pitched to a half hip as requested. The angle of the roof appears to match that of the existing which is considered appropriate. Overall, the proposed should not seriously injure the visual or residential amenity of the area and therefore I recommend a grant of permission.

Conclusion

Having regard to the policy set out in the current South Dublin County Development Plan 2016-2022 and the scale and design of the development, 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 provisions of the South Dublin County Council Development Plan and the proper planning and sustainable development of the area.

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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 Information received on 6/5/2022, 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) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

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(ii) 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.

(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 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:

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- 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 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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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 as a habitable room it must comply with the Building Regulations

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REG. REF. SD22B/0100

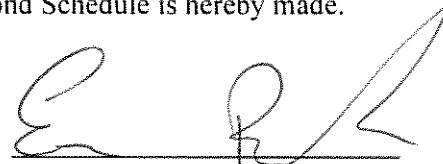
LOCATION: 8, Rossmore Park, Templeogue Dublin 6w

jjohnston

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: 2/6/2022



Eoin Burke, Senior Planner