

Comhairle Chontae Atha Cliath Theas

PR/0833/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0201 **Application Date:** 11-May-2022
Submission Type: New Application **Registration Date:** 11-May-2022
Correspondence Name and Address: JE Architecture Park House, Ballisk Court,
Donabate, Co. Dublin
Proposed Development: Attic conversion to non-habitable storage space with
conversion of hip roof to gable to accommodate
stairs to attic, roof windows to front roof, additional
window to gable side with ancillary works.
Location: 4, Ballyowen Avenue, Lucan, Co. Dublin
Applicant Name: Brendan Hanley
Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.028 hectares.

Site Description:

The application site contains a two storey, semi-detached house, located on Ballyowen Avenue in a row of similar dwellings. The surrounding area is residential in nature.

Site visited:

3 June 2022

Proposal:

Permission is sought for the following:

- Attic conversion to non-habitable storage space
- Alterations to roof profile from hipped roof to gable
- Additional fenestration including rooflights on front and rear roof slope and window on gable side

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Surface Water Drainage – No response received at time of writing

Irish Water – No response received at time of writing

Comhairle Chontae Atha Cliath Theas

PR/0833/22

Record of Executive Business and Chief Executive's Order

SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 14 June 2022

No submissions or observations received.

Relevant Planning History

None recorded for subject site.

Similar Development in Vicinity

SD22B/0023: Attic conversion to a non-habitable storage space with hip roof to gable to allow stairs access to attic with roof windows to front of existing house and frosted window to side gable all with ancillary works. **Permission granted.**

Relevant condition:

1. Modifications.

The roof type proposed shall be changed from an Apex open gable end pitched roof to a half hip roof. The angle of the hipped element of the half hip should conform to the angle of the existing roof. Prior to commencement, the applicant shall obtain the written agreement of the Planning Authority to revised drawings including floor plans, elevations and sections.

REASON: In the interest of visual amenity.

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.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Comhairle Chontae Atha Cliath Theas

PR/0833/22

Record of Executive Business and Chief Executive's Order

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).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and Visual Amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal comprises alterations to the roof profile from hipped to gable to facilitate an attic conversion to non-habitable storage with roof lights on the front and rear roof slope and the side gable.

The Planning Authority does not object to the conversion of the attic space to non-habitable storage, nor the placing of roof lights on the front and rear elevations. It is not considered that these would give rise to any issues of overlooking or loss of privacy. It should be noted that to be used as a habitable space all building regulations must be complied with.

The alteration of the roof profile from hipped to gable is considered inappropriate given the adjoining roof would not be altered and the change would be out of character with the rest of the area. The House Extension Design guide states that '*extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*' It is noted that a recent decision for similar development, SD22B/0023, included a **condition** requiring the gable roof profile to be altered to a half-hip in the interests of visual amenity. This **condition** is considered appropriate in this instance also, to ensure the visual amenity and maintain the prevailing character of hipped development in the area.

Comhairle Chontae Atha Cliath Theas

PR/0833/22

Record of Executive Business and Chief Executive's Order

Services, Drainage and the Environment

Water Services have not provided a report at the time of writing however, given the proposed development relates to an attic conversion and dormer window, it is not considered that there are any matters of concern regarding services, drainage and the environment.

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 house extension.

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

Development Contributions

Proposed: 37.65 sq.m (non-habitable)

Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed: Residential extension

Floor Area: 37.65 sq.m

Land Type: Urban Consolidation

Site Area: 0.028 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that, subject to **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

Comhairle Chontae Atha Cliath Theas

PR/0833/22

Record of Executive Business and Chief Executive's Order

planning and sustainable development of the area. It is considered that the proposal would be consistent 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.

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) 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.

Comhairle Chontae Atha Cliath Theas

PR/0833/22

Record of Executive Business and Chief Executive's Order

(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:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints

Comhairle Chontae Atha Cliath Theas

PR/0833/22

Record of Executive Business and Chief Executive's Order

- 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. Roof Alterations

The roof type proposed shall be changed from an Apex open gable end pitched roof to a half hip roof. The angle of the hipped element of the half hip shall match the angle of the existing roof and should be sufficiently pronounced so as not to be considered token. In this regard, the half-hip should be a minimum of 1/3 of the roof height. The applicant is required to submit revised elevations and plans as relevant for the written agreement the Planning Authority prior to the commencement of development.

REASON: In the interest of visual amenity.

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 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.

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.

Comhairle Chontae Atha Cliath Theas

PR/0833/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0201

LOCATION: 4, Ballyowen Avenue, Lucan, Co. Dublin

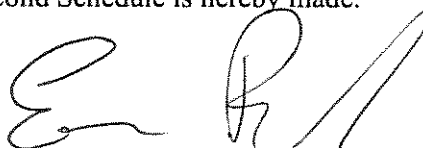


**Sarah Watson,
Executive Planner**

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:

4/7/22


Eoin Burke, Senior Planner