

Comhairle Chontae Atha Cliath Theas

PR/0836/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0200 **Application Date:** 11-May-2022
Submission Type: New Application **Registration Date:** 11-May-2022
Correspondence Name and Address: Thomas O'Neill 4 Bridgecourt Office Park,
Walkinstown Avenue, Dublin 12
Proposed Development: Revisions to approved planning register reference
SD20B/0198; change the rear dormer roof from
pitched to flat and internal alterations and site works.
Location: 29, Woodstown Way, Knocklyon, Dublin 16
Applicant Name: Liam Farrell
Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area:

0.0211 Hectares as stated per application.

Site Description:

The site contains a two-storey semi-detached dwelling near the end of a cul de sac at Woodstown way. The area is characterised by similar type dwellings in terms of scale and design.

Proposal:

- Amendments to previously approved **reg. ref. SD20B/0198** regarding change from pitched to flat roof for rear dormer.
- Proposed works 25.75sq.m. (as stated).

Zoning:

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

Consultations:

Irish Water – No objection subject to **conditions**.

SEA Sensitivity Screening

Indicates no overlap with relevant environmental layers.

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Submissions/Observations /Representations

None.

Relevant Planning History

SD20B/0198: Attic conversion with rear dormer roof; raised gable wall; roof and side window with front rooflight; internal alterations and site works.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None recorded for the subject site

Pre-Planning Consultation

No pre-planning consultation was held concerning this application

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.

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 2.5.8 Rural House & Extension Design

Policy H27 Rural House & Extension Design

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

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Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

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 the assessment are:

- Zoning and Council Policy
- Residential & Visual Amenity
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environment Impact Assessment (EIAR)

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' The development of an attic conversion with rear dormer extension and change in roof profile is permitted in principle subject to its accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 (i) which relates to Extensions.

Residential & Visual Amenity

The flat roof rear dormer will not be set appropriately above the eaves and below the ridge of the existing dwelling. Drawings submitted show the rear wall of the rear dormer will be built to the rear wall of the existing dwelling. To comply with the SDCC House Extension Design Guide 2010 as per Sc.4 (iv). Attic Conversions and Dormer Windows, dormer windows should be located as far back as possible from the eaves line by at least three tile courses. Also, dormers should be located below the ridge of the roof even if the roof has a shallow pitch. The roof of the dormer should be a minimum of 100mm below the ridge of the existing dwelling. It is considered this may be addressed by way of **condition** whereby the applicant is requested to submit a revised drawing clearly showing how the flat roof dormer complies with the SDCC House Extension Design Guide 2010.

It is noted that the proposal is to the rear and therefore not generally visible, whilst there are no directly opposing houses to the rear, there would be limited views to the proposed dormer due to the existing boundary trees.

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It is noted that the internal height is less than 2m. Therefore, the room is not considered to be habitable.

Services & Drainage

A report received from the Irish Water recommending no objections subject to **conditions**. It is noted that conditions regarding water services were attached to SD20B/0198 and it is considered that a condition should be imposed in this instance linking this permission to the previous grant.

Screening for Appropriate Assessment (AA)

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.

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

- Proposed works c.20.08sq.m.
- Non-habitable attic conversion
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – Extension	20.08
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0211

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Conclusion

The proposed development is deemed to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and the South Dublin County Development Plan 2016 – 2022, and with the attachment of the following conditions would accord with the proper planning and sustainable development of the area.

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.
 - (i) The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto. This permission relates only to the amendments specified in the public notices to previously granted permission on site under Reg. Ref. SD20B/0198.
 - (ii) In all other regards, the development shall be carried out in compliance with the relevant conditions of the grant of planning permission on this site under SD20B/0198, save as may be required by other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Amendments.

Prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:
Revised plans that incorporate all of the following amendments-

 - (a) The roof of the dormer shall be a minimum of 100mm below the ridge of the existing dwelling;

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(b) The proposed dormer shall be set off the eaves by at least three tile courses.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

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.

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REG. REF. SD22B/0200

LOCATION: 29, Woodstown Way, Knocklyon, Dublin 16

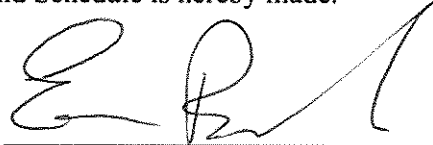


**Sarah Watson,
Executive Planner**

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