

# Comhairle Chontae Atha Cliath Theas

**PR/0848/22**

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

**Reg. Reference:** SD22B/0211      **Application Date:** 12-May-2022  
**Submission Type:** New Application      **Registration Date:** 12-May-2022

**Correspondence Name and Address:** H2b Architects 20, Moyview, Kildalkey, Navan, Co. Meath

**Proposed Development:** Attic conversion, raising of gable end to change roof profile with dormer projecting window to rear for playroom/storage use, 2 'Velux' to front roof and all associated site works.

**Location:** 59, Beaufort Downs, Dublin 14

**Applicant Name:** Tony and Grace McCauley

**Application Type:** Permission

(NM)

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

Site Area: Stated as 0.0192 Hectares.

Site Visit: 22/06/2022

### **Site Description:**

The subject dwelling is a two-storey semi-detached residential unit with a hip roof. Beaufort Downs is a residential estate off the Grange Road in Rathfarnham with a relatively uniform building line and characterised by similar architectural design.

### **Proposal:**

The proposed development consists of:

- Attic conversion,
- Raising of gable end to change roof profile
- Dormer projecting window to rear for playroom/storage use,
- 2 'Velux' to front roof and all associated site works.
- Total works area comprise 26.35sqm

### **Zoning:**

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

### **Consultations:**

Surface Water Drainage – No report received

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Irish Water – No report received

### **SEA Sensitivity Screening**

No overlap indicated.

### **Submissions/Observations /Representations**

None received.

### **Relevant Planning History**

#### *Subject Property*

None

#### *Adjacent Properties*

SD18B/0282 - 20, Beaufort Downs, Dublin 14 – **Permission Granted** for (1) Attic conversion that includes the construction of a new dormer window to the rear elevation, the reconstruction of existing hipped roof to form a mini hip with gable, two roof lights to the front elevation and (2) the reconstruction of the existing hipped porch roof on the front elevation to form a flat roof, together with all associated site works.

SD18B/0187 - 6, Beaufort Downs, Rathfarnham, Dublin 14 – **Permission Granted** to (a) Demolish existing front porch and construct new front porch; (b) construct a single storey rear extension; (c) convert & renovate existing attic space to storage room including a dormer window to rear of roof with a change of roof profile & extend northeast gable to incorporate stairs to attic; (d) carry out internal alterations & all associated site development works.

SD14B/0306 - 121, Beaufort Downs, Dublin 14 - **Permission Granted** for rear dormer extension and attic conversion including reconstruction of existing hipped roof to form a mini hip with gable and Velux rooflight to front elevation.

### **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)***

#### *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).*

### **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).

***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).

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### 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 comprises of an attic conversion and dormer window totaling 26.35sqm to provide storage space and a WC.

No drawings indicate the internal floor to ceiling height of the attic (no section drgs submitted). In any event, description of development states playroom/storage. A note can be attached that if attic is to be used as a habitable room it must comply with the building regulations.

The dormer window is set in from the adjoining dwelling to the south by approximately 1m which is considered appropriate. The dormer will have three windows overlooking the western facing rear garden which should not lead to any substantial overlooking. Overall, the proposed development should not seriously injure the residential amenity of the area.

#### *Visual*

The proposed development requires a change of roof type from hip pitched to a gable pitched roof requiring the gable wall to be raised. This would be out of character with the established pattern of development in the area and as such would not be acceptable. The applicant should allow for a half hip roof that should match the angle of the existing roof and should not be a token hip and **further information** is required to establish how this can be achieved. The dormer roof is set back from the eaves an appropriate distance.

The front velux rooflights would be visually acceptable.

### *Drainage*

No report received at the time of writing but given the scale and nature of the proposed development, the standard conditions should apply.

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### ***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 an 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:	26.35sqm
Previous Extensions Approx:	25.16sqm (Rear Ext) 1.93sqm (Front Porch)
Assessable Area:	NIL

### **SEA Monitoring Information**

Building Use Type Proposed:	Residential- Extension
Floor Area:	26.35sqm
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.0192ha

### **Conclusion**

Additional information should be sought from the applicant to address the change in roof profile so that it changes from a gable end to a Dutch Hip.

**Recommendation:** Request further information.

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

1. The applicant is requested to submit revised drawings to include floor plans and elevations showing a change in roof type from a pitched roof to a Dutch Hip which should not be token and should maintain the same angle as the existing hip and should have regard to the head height for attic stairwell. The drawings should also include a section to

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indicate the proposed floor to ceiling height.

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**REG. REF. SD22B/0211**

**LOCATION: 59, Beaufort Downs, Dublin 14**

  
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**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:**

*6 July 2022*

  
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**Colm Harte,**  
**Senior Executive Planner**