

Comhairle Chontae Atha Cliath Theas

PR/0862/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0122 **Application Date:** 22-Mar-2022
Submission Type: Additional **Registration Date:** 14-Jun-2022
Information

Correspondence Name and Address: Carol Forbes 38, Larkfield Avenue, Lucan, Co. Dublin

Proposed Development: Conversion of existing attic space comprising of modification of existing roof structure; raise existing gable c/w window and dutch hip; new access stairs; 2 roof windows to the front and 2 roof windows to the rear.

Location: 14, The Old Forge, Esker South, Lucan, Co. Dublin

Applicant Name: Neha and Darragh Ryan

Application Type: Permission

Description of Site and Surroundings:

Site Area

0.027 Hectares.

Site Description

The application site is located within the established Old Forge residential estate and contains a semi-detached, two storey dwelling. The surrounding streetscape of Old Forge is generally characterised by semi-detached two storey dwellings of similar appearance and form. The subject site is located towards the southern end of a row of semi-detached dwellings which have a slightly staggered front building line.

The existing semi-detached, two storey dwelling contains a hall, living room, toilet, and kitchen/dining room at ground floor level and 4 bedrooms (one of which is ensuite) and a family bathroom at first floor level. The roof profile of the dwelling is hipped with a ridge level of c. 7.95m.

Proposal:

Permission is being sought for the following:

- Conversion of the attic level to provide approximately 25.7sq m additional floor area;
- Associated alterations to the roof profile of the existing roof resulting in the existing hipped end roof changing to a half hip;
- Addition of 1 new window to the side (southern) elevation 2 rooflights to the front pitch of the roof and 2 rooflights to the rear pitch;
- All ancillary site works above and below ground.

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Zoning:

The subject site is subject to zoning objective RES - 'To protect and/or improve Residential Amenity' in the South Dublin County Development Plan 2016-2022.

Consultations:

Drainage and Water Services Section – No objection, subject to conditions.
Roads Section – No objection.

SEA Sensitivity Screening

No overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

Submission expiry date – 25th April 2022 - No submissions or objections received.

Relevant Planning History

None recorded for subject site.

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.

Policy H18 Objective 1:

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 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

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Section 11.3.3 (i) Extensions

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

Elements of Good Extension Design:

- *'Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.'*

For attic conversions and dormer windows

- *Use materials to match the existing wall of 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 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion, and character; and*
- *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.*

Overlooking and loss of privacy

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

Relevant Government Guidelines

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage, and Local Government, (2009).

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OPR Practice Note PN01 Appropriate Assessment Screening for Development Management
(March 2021)

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Drainage and Water Services;
- Environmental Impact Assessment;
- Appropriate Assessment Screening.

Zoning and Council Policy

The extension to an existing dwelling comprised of an attic conversion is consistent with the principle of the 'RES' zoning objective and would generally be in compliance with South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Guide (2010).

Visual and Residential Amenity

Having regard to the proposed modification of the existing roof structure, it is noted under the House Extension Design Guide:

“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.”

The House Extension Guide (2010) states that the roof of side extensions should match the shape and slope of the existing house. Whilst the ridge line and general shape of the proposed amendments to the roof profile largely matches the roof profile of the existing house, it is noted that the southernmost end of the proposed roof presents a form of half-hipped profile, which is considered 'token' in nature. To ensure continuity with the existing roof profile and to allow the proposed development to seamlessly integrate into the existing streetscape, it is preferable that the proposed roof profile should present a full hipped roof profile similar to the northern end of No. 15 Old Forge. It is considered that having regard to the content of the South Dublin House Extension Design Guide (2010) and the prominent location of the subject site adjacent to Griffeen Valley Park that a slight re-design is required to ensure the provision of a hipped roof profile which would be more visually consistent with the existing streetscape and would thus enable the proposed extension to integrate seamlessly into the receiving environment. The Planning Authority is satisfied that this can be achieved by way of a request for **ADDITIONAL INFORMATION**.

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In re-designing the proposed roof profile, the Applicant should ensure that there is sufficient head height on the access stairs from first floor level to the attic level. If necessary, the Applicant may need to consider the re-orientation of the stairs to secure this.

It is noted that a first-floor window is proposed in the side elevation at the foot of the stairwell providing access to the converted attic space. Although not indicated on the drawings, the materiality of this window should be opaque to prevent overlooking to adjacent properties. This can be secured by **CONDITION**.

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. According to the annotation on the drawings provided by the Applicant, the conversion is proposed as a non-habitable space; a **NOTE** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations.

Drainage and Water Services

The Report of the Drainage and Water Services Department indicates no objection to the proposed development, subject to standard **CONDITIONS**.

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.

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 conversion of an attic space within an existing dwelling to non-habitable storage space. 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.

Conclusion

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The Planning Authority generally accepts the principle of the proposed development at the subject site. However, having regard to the content of the South Dublin County Development Plan 2016-2022 and the South Dublin House Extension Design Guide (2010), the Planning Authority has significant concerns regarding the potential for the proposed development to impact on the visual and residential amenity of adjacent properties and the surrounding streetscape. In particular, the Planning Authority considers the Applicant should be offered the opportunity to re-design the proposed roof profile to ensure retention of the hipped profile. In re-designing the roof profile the Applicant should be cognisant of providing sufficient head height to the access stairs leading to the attic level. This re-design can be achieved by way of a request for **ADDITIONAL INFORMATION**.

Recommendation

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

1. The applicant is advised that the proposed 'token' hip roof feature is not considered to be acceptable at this prominent location. Accordingly, the proposed half-hipped arrangement to the southernmost end of the roof profile shall be redesigned to provide for a hipped roof profile, which would be more consistent with the existing streetscape. In re-designing the roof profile, the Applicant should ensure that sufficient internal head height is provided on the access stairs to the attic level and, if necessary, re-orientate the stairs to achieve sufficient head height.

Additional Information

Additional Information was requested on 16th May 2022.

Additional Information was received on 14th June 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 10th June 2022:

- Cover Letter prepared by 4Bes Design Services dated 6th June 2022.
- Drawing No. OF-7 – Proposed Attic Floor Plan View.
- Drawing No. OF-8 – Proposed Front and Rear Elevations.
- Drawing No. OF-9 – Proposed Side Elevation.

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- Drawing No. OF-10 – Proposed Section and Details.

The Additional Information provided by the Applicant will be assessed below in the context of the Additional Information requested by the Planning Authority on 16th May 2022:

Additional Information Item No. 1

The Applicant has amended the roof profile of the proposed development by providing an additional 1m pitch to the roof profile, with a half hip of approximately 1.1m.

Whilst not providing the requested full hip, the applicant has increased the half hip and the slope matches the roof of the existing dwelling. It is therefore considered that the design is acceptable.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq.)
Residential (Attic Conversion – Non-habitable)	25.7sq m
Previous Extension	0sq m
Assessable Area	0sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.)
Residential (Attic Conversion – Non-habitable)	25.7sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.027 Ha

Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2016-2022 and the South Dublin County House Extension Design Guide (2010) and the amendments applied by the Applicant, it is considered that the proposed development is acceptable.

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

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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, and as amended by Further Information received on 14th June 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.
(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

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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
- 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.

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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 conversion as a habitable room, it must comply with the Building Regulations.

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REG. REF. SD22B/0122

LOCATION: 14, The Old Forge, Esker South, 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:




**Colm Harte,
Senior Executive Planner**