

Comhairle Chontae Atha Cliath Theas

PR/0861/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0151 **Application Date:** 12-Apr-2022
Submission Type: Additional **Registration Date:** 15-Jun-2022
Information

Correspondence Name and Address: Daniel Kennedy 4, Riverside Grove, Clonshaugh,
Dublin 17.

Proposed Development: New gable wall with window at attic level to the side
of the existing house and extend the roof across; 2
new 'Velux' windows to the rear; demolish existing
shed to rear and build a new ground floor only
extension and all ancillary works.

Location: 112, Palmerstown Drive, Palmerstown, Dublin 20

Applicant Name: Anne Marie Downes

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: as stated 0.033 Hectares.

Site Description:

The site is located within an existing residential estate and contains a two-storey, semi-detached dwelling with hipped roof profile with a relatively long rear garden with 2 no. sheds to the rear. There is one large shed located along the southern site boundary and there is an additional shed (4sq.m.) located adjacent to the rear elevation along the eastern site boundary. The streetscape of Palmerstown Drive is characterised by semi-detached houses of similar form and appearance with a mainly uniform building line.

Proposal:

The proposed development consists of the following:

- Alterations to existing hip roof to side to create pitched gable roof to allow conversion of attic into non-habitable (office) including new window on eastern elevation at attic level.
- 2 no. 'velux' rooflights to the rear.
- Demolition of existing shed to rear (4sq.m.).
- Single storey rear extension with pitched roof and 4 no. rooflights (c.22.2sq.m.).
- Proposed works measure c.53sq.m including non-habitable attic conversion.

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Zoning:

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

Consultations:

Surface Water Drainage – No objections subject to **conditions**.

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

SEA Sensitivity Screening

No overlap with relevant environmental layers.

Submissions/Observations /Representations

None.

Relevant Planning History

SD05B/0008: Widening of existing site entrance from 0.9 metres to accommodate new 3.0 metre entrance and driveway including relocation of existing pier.

Decision: **GRANT PERMISSION.**

Adjacent sites of relevance

SD19B/0137: 118, Palmerstown Drive, Dublin 20.

Alterations to hipped roof to mini-hipped roof with raised gable to provide access to converted attic space to non-habitable space; obscure window to side and all associated site works.

Decision: **GRANT PERMISSION.**

SD22B/0150: 92, Palmerstown Drive, Dublin 20.

Demolish existing chimney to the side of the existing house and building proposed new gable wall with window at attic level to the side of the existing house and extending the roof across; a new vehicular entrance to replace the existing pedestrian entrance at the front of the property and all ancillary works.

Decision: **NO DECISION TO DATE.**

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

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- 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 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 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

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

Attic conversions and dormer windows:

- Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
- 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.
- Relate dormer windows to the windows and doors below in alignment, proportion, and character.

Overlooking and loss of privacy:

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

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).

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,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The conversion of an attic in a residential dwelling is consistent in principle with zoning objective 'RES', subject to compliance with the provisions of the South Dublin County Council House Extension Design Guide (2010), and the relevant detailed policies in the County Development Plan, which will be assessed below.

Residential & Visual Amenity

Roof profile

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up existing hip roof to side to create a pitched gable roof to allow conversion of attic into non-habitable (office) space with new window on eastern elevation at attic level.

It is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **additional information**.

In the interest of mitigating potential for overlooking the applicant is requested to clearly show on a revised drawing that the new window on eastern elevation at attic level will use obscure glazing. The applicant should be requested to address this by way of submitting **additional information**.

Demolition of rear shed (4sq.m.)

The demolition of the existing shed located adjacent to the rear elevation along the eastern site boundary is considered to be broadly acceptable in this instance.

Single Storey Rear Extension (c.22.2sq.m.)

The single storey rear extension will have a pitched roof with 4 no. rooflights and will be built to the boundary with the immediate neighbour to the west. It will project outwards from the main rear building line by c.4m and at c.6.6m will span the full width of the existing dwelling. The extension will have an eaves height of 2.5m and a ridge height of 3.91m. A reasonable level of private open space will remain post completion. The extension will visually accord with the

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character of the area and with the character of the existing dwelling. The proposal would not have a significant adverse impact on residential and visual amenity.

Services and Drainage.

Both Irish Water and Surface Water Drainage have recommended no objections subject to **conditions**. An extract taken from the Irish Water report states the following:

IW Recommendation:

No Objection

1 Water

1.1 All development shall be carried out in compliance with Irish Water Standards codes and practices

2 Foul

2.1 All development shall be carried out in compliance with Irish Water Standards codes and practices

It is considered appropriate to attach the above **conditions** in the event of a grant.

An extract taken from the Surface Water Drainage report states the following:

Surface Water Report: No Objection Subject to:

1.1 Include Water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.

Flood Risk Report: No objection subject to:

The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

It is considered appropriate to attach the above **conditions** in the event of a grant.

Screening for Appropriate Assessment (AA)

Having regard to the scale and nature of the development, connection to public services and the distance from Natura sites, it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

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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

- Attic Conversion (non-habitable), single storey rear extension (22.2sq.m.).
- No previous extension.
- 40sq.m exemption remains.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – extension	53
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.033

Conclusion

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. It is considered that the proposed design changes to the roof would be out of character with both the existing dwelling and those within the environs and would not comply with the design guidelines for extensions as set out in the 'House Extension Design Guide' and in the current South Dublin County Council Development Plan 2016-2022. The applicant should therefore be requested to revise the proposed scheme through a request for **additional information**.

Recommendation

Request Further Information.

Further Information

- Further Information was requested on 07/06/2022.
- Further Information was received on 15/06/2022.

No submissions/observations on the further information have been made.

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The following Further Information was requested.

Item 1 : Roof Profile & Obscure Glazing

(a). It is considered that the proposed gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, the applicant is requested to submit revised planning drawings clearly showing for a redesigned roof profile to incorporate a 'Dutch' half-hipped roof. The angle of the 'dutch' hip should match the angle of the hipped roof profile of the existing dwelling and should be clearly distinguishable from that of a full pitched gable roof and should not be 'token' in nature and should also have regard to head height for the attic stairwell.

(b). In the interest of mitigating potential overlooking the applicant is requested to clearly show on a revised drawing that the new window on eastern elevation at attic level will use obscure glazing.

Further Consultations

None received.

Further Submissions/Observations

None received.

Assessment

Item 1: Roof Profile & Obscure Glazing

(a). The applicant has submitted revised plan and elevation drawings in an attempt to address the request for additional information. The revised drawings submitted show a 'Dutch' hip roof profile where the angle matches that of the hipped roof profile of the existing dwelling. The 'Dutch' hip is clearly distinguishable from that of a full pitch gable roof profile and is not 'token' in nature.

(b). The revised elevation drawing shows the new window on the eastern elevation at attic level will use obscure glazing.

The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Other Considerations

Development Contributions

- Attic Conversion (non-habitable), single storey rear extension (22.2sq.m.).
- No previous extension.
- 40sq.m exemption remains.
- Assessable area is nil.

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – extension	53
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.033

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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 15/06/2022, 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.

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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). All development shall be carried out in compliance with Irish Water Standards codes and practices.

(ii). Include Water butts as part of Sustainable Drainage Systems (SuDS) for the proposed development.

(iii). The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

(iv). All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

(v). The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(vi). 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.

(vii). 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

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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.

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.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007,

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as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

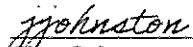
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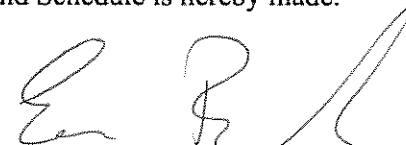
LOCATION: 112, Palmerstown Drive, Palmerstown, Dublin 20



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: 12/7/22



Eoin Burke, Senior Planner