

Comhairle Chontae Atha Cliath Theas

PR/0859/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0220 **Application Date:** 17-May-2022
Submission Type: New Application **Registration Date:** 17-May-2022

Correspondence Name and Address: Stephen Mulhall 10, Merton Avenue, Dublin 8

Proposed Development: Replacement of the existing hipped roof with a gable roof to provide accommodation at attic level, including a dormer roof, roof-light and solar/PV panels to the rear; removal of the existing chimney to the front; Other works include a replacement porch canopy to the front entrance, modifications to windows openings on the west-facing side gable (including provision of a new landing window); provision of a new ground floor door on the east-facing gable; external insulation to the sides and rear of the property, internal modifications to the existing house, external landscaping, Shed and miscellaneous other works; to the ground floor rear, the existing pitched roof kitchen will be demolished and a mono-pitch extension built to the rear/side.

Location: 18, Berryfield, Finnstown Priory, Lucan, Co. Dublin

Applicant Name: Viorel & Natalia Russuleac

Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: 0.028 ha

Site Description:

The subject site is located within the established residential estate of Finnstown Cloisters, Lucan and contains existing semi-detached houses with hipped roof profiles. The streetscape is characterised by dwellings of similar form and nature. Modifications to hip roof structures are evident in the surrounding area.

Proposal:

- Replacement of the existing hipped roof with a gable roof to provide accommodation at attic level,
- including a dormer roof, roof-light and solar/PV panels to the rear;

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- removal of the existing chimney to the front; Other works include
- a replacement porch canopy to the front entrance,
- modifications to windows openings on the west-facing side gable (including provision of a new landing window);
- provision of a new ground floor door on the east-facing gable;
- external insulation to the sides and rear of the property,
- internal modifications to the existing house,
- external landscaping, Shed and miscellaneous other works; to the ground floor rear,
- the existing pitched roof kitchen will be demolished, and a mono-pitch extension built to the rear/side.

Zoning:

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

Consultations:

Surface Water Drainage – No report received; standard conditions apply.

Irish Water- No report received; standard conditions apply.

Roads- No objections, conditions apply.

SEA Sensitivity Screening – No overlap indicated.

Submissions/Observations /Representations

None recorded for subject site.

Relevant Planning History

None for subject site.

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Adjacent sites

SD22B/0068 - 12, Berryfield, Finnstown Priory, Lucan, Co. Dublin. Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window and dutch hip, new access stairs and flat roof dormer to the rear.

SD21B/0024 - 20, Finnsview, Finnstown Cloisters, Lucan, Co. Dublin SDCC **Granted Permission** for Conversion of existing attic space comprising of modifications of existing roof structure, raising of existing gable c/w window, 'Dutch' hip and new access stairs.

SD20B/0522 -10, Finnsview, Finnstown Cloisters, Lucan, Co. Dublin. SDCC **Granted Permission** for the conversion of existing attic space comprising of modification of existing roof structure; raise existing gable c/w 'Dutch' hip and window; new access stairs and flat roof dormer to the rear.

SD16B/0420 - 5, Finnswalk, Finnstown Priory, Lucan, Co. Dublin– SDCC **Granted Permission** for the conversion of attic as storage, half hip roof to replace hip to side which includes sky-light for light and all associated ancillary site works.

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 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

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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

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

Overlooking and loss of privacy:

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

Side extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of side extensions.

Rear Extensions:

- *Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.*
- *Make sure enough rear garden is retained.*

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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;*
- *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.*

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).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage.

Zoning and Council Policy

The modification of a roof and extension to a 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 Development Plan.

Residential & Visual Amenity

Roof Modifications

Regarding the proposed modification of the existing roof structure, it is considered that the proposed pitched roof would be prominent on this end of the road site adjacent to a corner location. It is noted that concurrent development for similar proposals at 12 Berryfield (northwest of the site) and nearby dwellings, notably No. 20 Finnsview, No. 10 Finnsview and No. 5 Finnswalk. Predominant permission for half-hipped roof profiles has been granted to balance with the prevalent hipped roofs in the Berryfield area. It is considered that the proposed modification of the existing

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roof structure to a complete pitched roof profile on both sides of the roof would create a visual imbalance and detract from the current symmetry of this established road. The proposal would not be in keeping with the overall design of the dwellings in the vicinity of the site. The applicant shall be requested to modify by **Additional Information** the fully pitched roof profile to both sides of the roof to a half-hipped roof profile due to its visually prominent end of road adjacent to a corner site. It is noted that the dominant character of the streetscape remains fully hipped. The removal of the existing chimney to the front is considered acceptable.

Rear Dormer

To the rear of the dwelling, a flat roofed dormer structure is proposed under the ridgeline level and is above three tile courses of the main dwelling. The dormer structures contain windows that broadly matches the existing rear windows. The proposal is consistent with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010.

Attic Conversion

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. The conversion is proposed as 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. The proposal is consistent with the guidance set out in the 'House Extension Design Guide 2010' and a grant of permission is recommended.

Windows / Door openings on the west-facing side gable / provision of a new ground floor door on the east-facing gable/ Solar Panels / Roof light

The rear solar panels, roof light, proposed attic window and the two-side gable would not adversely impact on the residential amenity of adjacent dwellings by way of overlooking; it is noted that the proposed side window would be frosted glass by **condition**.

The provision of a new ground floor door on the east-facing gable is considered acceptable to the visual and residential amenities of the area.

External insulation to the sides and rear of the property

The sides and rear are currently rendered, and the insulation would not have any significant impact on visual or residential amenity.

Front Extension

It is noted from the drawings submitted that the minor replacement front porch alterations integrate with the dwelling cohesively. Therefore, the proposal does not exceed the projection recommendation and is consistent with the guidance in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010). It is noted that there would not be any significant changes to the driveway length as a result of the proposed extension.

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Side / Rear Extension

The proposed single-storey side extension projects from the gable elevation of 1.5m to the east of the site. The modest side proposal is appropriately recessed back from the front building line, reflects a contemporary design and character of the existing house, and is considered to integrate cohesively with the visual and residential amenities of the area. The proposal is a flat parapet roofed at 3.4m in height and is considered seamless in scale, size, and context to the main dwelling.

The proposal shall cause no overbearing impact or overshadowing to the neighbouring properties to the east regarding the ample distance between the subject dwelling on-site and the rear garden orientation of the houses east of the site, creating an appropriate recess. The proposal is considered consistent with the guidance set out in Section 4 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010)

In the interests of completeness, the applicant is requested to submit a front elevation, including the side extension but omitting boundary treatments / gates. **Additional information** is therefore requested.

Rear Extension

The rear proposal is built within a portion of the existing footprint of the demolished rear extension. The proposed single storey rear extension would be located away from the shared boundary with the neighbouring property to the east and west of the site. Projects 4.7m from the rear building line and forms a 7.5m projection (combined with side eastern extension proposal). It is considered the mono pitched roof proposal is set back appropriately and would not be significantly injurious to the amenities of the adjacent properties. The pattern of development in the area has a prevalence of rear extensions. No undue issues of overshadowing are envisaged. The minimum private open space requirement is comfortably achieved and considered to provide sufficient residential amenity for future occupants and therefore would be consistent with the Development Plan provisions. Therefore, this element of the proposal is considered acceptable.

Rear Shed

The Planning Authority notes that an existing shed already exists in the rear garden to the west of the site and considered that the submitted drawings for the rear shed lack details on the impact on the existing rear amenity space. The lack of elevational/contiguous drawing also does not detail the impact of the proposed shed with No. 9 Finnswalk to the south of the site and with No. 4 woodscape to the east of the site. In addition, the shed, as noted by the submitted drawings, has not clarified if it is connected to water or foul drainage or what type of render /cladding is proposed.

Drwg ref 071_PL_04 – Titled *Proposed Site Plan* is noted as the only submitted drawing indicating the proposed rear shed that is 18 sq.m and 3.1m in height and is built adjacent to the neighbouring properties boundary walls. In the absence of accurate and sufficient information such as 'contiguous elevations' and 'sections' that accurately detail the existing rear garden and the impact of the adjoining properties, a full assessment cannot be carried out. The Planning Authority considers that

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the applicant has not substantially demonstrated that the proposed development would not adversely impact residential amenity and/or the visual amenity of the area. A full suite of contiguous and sectional drawings shall be requested by **Additional Information** with views from north to south and east to west to clarify if the development would be consistent with the Residential zoning objective, the policies of the current South Dublin County Council Development Plan 2016 - 2022 and the area's proper planning and sustainable development.

Services & Drainage

No drainage report was submitted however standard conditions will attached for the development in the event of a grant of permission. It is noted there are no pipes in the vicinity of the proposed side / rear extension.

No report was issued from Irish Water, standard conditions will apply.

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 side / rear extension, attic conversion, dormer window and change of 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 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

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Development Contributions Assessment Overall Quantum

Attic Conversion:	22 sq.m (habitable)
Rear / Side	23.83 sq.m
Assessable Area:	5.83

SEA Monitoring Information

Building Use Type Proposed:	Residential- Extension
Floor Area:	51sq.m
Land Type:	Brownfield/Urban Consolidation.
Site Area:	0.024

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, existing permissions for similar type development, the location of the site away from a prominent and highly visible site, the overall design and scale of the development proposed it is considered that, subject to a satisfactory response to the Additional Information request, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, in this instance, be in accordance with the proper planning and sustainable development of the area.

Recommendation

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

1. The Planning Authority considers that the applicant has not demonstrated fully the proposed rear shed development and that it will not adversely impact the residential amenity of neighbouring properties in the area. In this regard, the applicant is requested to submit a full suite of contiguous and sectional drawings (looking north to south and east to west), which indicate the subject shed proposal with the adjoining properties. In addition, the revised plans shall also outline the entire context of the rear garden, including any other structures on the subject site and detail the quantum of rear amenity space remaining following the development.
2. It is considered that the proposed two-sided pitched roof profile would not be in keeping with the surrounding area's character and would not accord visually with this location. Therefore, the applicant is requested to redesign the roof profile, which may include and incorporate a 'Dutch' half-hipped roof. As a result of any changes to the proposed roof profile, the applicant should ensure that the proposed rear dormer extension is

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appropriately located on the roof. Revised elevational drawings, floor plans, cross-sectional drawings, and site layout plans shall be submitted.

3. The applicant is requested to submit a revised front elevation drawing, that clearly details the appearance of the side extension in the context of the existing dwelling. This revised drawing should not include any boundary treatments or gates.
4. Note: The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd 2022. In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

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REG. REF. SD22B/0220

LOCATION: 18, Berryfield, Finnstown Priory, Lucan, Co. Dublin




**Sarah Watson,
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:





**Colm Harte,
Senior Executive Planner**