

Land Use Planning & Transportation

21 JUL 2022

PLANNING REGISTER REFERENCE

South Dublin County Council

NO. SD 228 / 0220



South Dublin County Council Planning Department

July 19th 2022

ORIGINAL PLANNING APPLICATION:

Works at: No. 18 Berryfield, Finnstown Priory, Lucan, Co. Dublin
Description: Planning permission is sought for works at No. 18 Berryfield, Finnstown Priory, Lucan, Co. Dublin, on behalf of Viorel and Natalia Russuleac. The proposal is for the 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; and 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); and 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.

ADDITIONAL INFORMATION REQUEST:

Please find attached 6 no. hard copies of additional information, as requested, for the aforementioned planning application. These are to be read in conjunction with the previous planning drawings and documentation.

- 1. Drawings 071_AI_01 and 02**
Proposed shed to rear: attached are 2 no. A3-sized drawings (with North-South and East-West, contiguous elevations of the proposed rear shed), along with a section through the proposed shed, and a plan of the rear garden (outlining area calculations for the remaining, outdoor space).
- 2. Drawings 071_AI_03 to 09**
Changes to roof: Attached are revised elevation drawings (front, rear and side elevations) showing the integration of the requested half-hip roof, local precedent photographs; also attached is a long section, and a revised attic and site plan.

As shown we have integrated the half hip roof, as suggested, reducing the side gable (on the east and west sides) significantly lower than the adjoining ridge level of the neighbouring property No. 16 Berryfield.
- 3. Drawing 071_AI_03**
Front Elevation: the attached A3-sized drawing of the front elevation shows the (front) elevation of the side extension, without the front gate shown in front, as requested.
- 4.** With regard to the requested report demonstrating that the proposed development is in accordance with the **South Dublin County Development Plan 2022-2028**, please find attached an update of the report previously submitted with the original planning application, updating and confirming any references to any relevant areas from the 2022-2028 Development Plan. We believe this is adequate to satisfy the planning department's request.

Summary of information, as submitted

- The attached does not – we believe – represent 'Significant' Additional Information:
- Details of the front elevation are as per the original application.
 - For the proposed shed, the heights, location and dimensions were already shown in the original application.
 - The amendments to the main roof are minor (and are as requested by the council), showing the integration of a half-hip roof on both gables, with no significant changes to the rear dormer.

ORIGINAL (UPDATES SHOWN IN RED) REPORT

Please find attached a planning application relating to the aforementioned works at No. 18 Berryfield, Finnstown Priory, Lucan, Co. Dublin, on behalf of my clients Viorel and Natalia Russuleac. I am happy to run through any areas you may have queries or concerns on, either over the telephone or in person, if you think this would be of use in your consideration of the application.

Site summary

- No. 18 Berryfield, Finnstown Priory Lucan, Co Dublin is an existing, detached 3-bedroom house in the Finnstown Priory estate. It sits on a site of c. 0.028 ha. It has a brick façade to the front ground floor, and a smooth render finish above, with a pediment detail; elsewhere there is a stippled, rough render finish to its external walls (sides and rear). The existing roof is hipped, with sloping elements down to the front pediment. The house has a single storey rear return (original to the house), accommodating a kitchen. The property is accessed directly from Berryfield, and backs on to houses to the south (Nos. 8 and 9 Finnswalk); to the east (Nos. 6 and 5 Woodscape); and its immediate neighbour No. 16 Berryfield (to the west) – a semi-detached property.
- The site is Zoning Objective RES: "to protect and/or improve residential amenity."
- Existing floor areas (all measured as gross floor areas) are 52.174 square metres at ground floor level, and 44.64 square metres at first floor level.
- The existing house requires refurbishment. My clients have a young family and require additional accommodation. Parts of the proposal (the ground floor rear works would be exempt development under regular planning ((other than the projection / one window at the side passage)).
- My clients have recently bought the property.
- Adjacent properties - and many elsewhere in the estate - have altered their roofs to accommodate attic accommodation, including many in semi-detached pairs. Our property is a detached property and does not have the issue of matching a pair to consider.

Current proposal: summary

- The demolition and replacement of the existing roof to provide additional accommodation at attic level. These works include the removal of the existing front chimney, and a proposed dormer roof to the rear (and adjacent roof-light), all to achieve compliant head-height internally.
- Replacement of the existing ground floor, front porch roof with a zinc (or similar) thin metal clad version.
- Ground floor rear extension, with mono-pitch roof, entailing rebuilding of the existing single storey kitchen extension.
- Modifications to existing windows on the west-facing side gable, and the provision of a door on the east-facing side gable, to access the side passage / rear garden.
- No works are proposed to the front façade other than raising the roof (and porch canopy roof replacement). The existing brick finish will be retained, as will the pediment at eaves level. The proposals works from the existing eaves / gutter, and builds the new roof from that level.
- External insulation on the existing side gables and rear façade; window replacement generally, including provision of metal-clad window cills (to match the window frames).

Proposed roof height

- From our measured survey on site, the eaves of No. 18 is **currently c. 200mm lower** than the eaves at the immediate neighbour No. 16 Berryfield; the ridge height at No. 18 is **c. 500mm lower** than the ridge of the immediate neighbour No. 16.
- Our property does not directly face a main road or on to a park (considerations in previous SDCC planning applications for similar works); we believe the slight increase in height of the proposed roof is not detrimental to the material character or coherence of the streetscape in the estate.
- The proposed height allows for a clear 2.4m. floor-to-ceiling height at attic level, to provide quality accommodation internally, as well as enough depth in the attic floor for structure, and at attic roof level for adequate thermal insulation. To undertake a fundamental restructure of the roof without achieving the minimums required by Building Regulations – in particular thermal performance - is – we believe - a wasted opportunity. With reference to other applications for dormer roofs in the locality, we would question the dimensional build-ups as shown in some of these applications, and suggest they could not adequately achieve compliance with building regulations. We have considered our build-ups and depths of construction.
- There are many local, recent precedents of amendments to existing hipped roof and dormer extensions. For example at No. 12 Berryfield (planning reference SD22B/0068) for a dormer, new window in the side gable. This dormer is shown at 100mm lower than the existing ridge and 3 tile course up from eaves level. Our propose dormer is shown at 150mm lower than the proposed ridge, and significantly further away from the eaves.
- At No. 10 Finnsview (planning reference SD20B/0522) there was another successful application for modifications to the

- existing roof and dormer.
- We note as well that as our property is a stand-alone detached property, and some of the criteria in the development plan - in terms of modifications to roofs - are not as onerous, as when modifying one half of a pair of semi-detached properties.
 - We are retaining the height of the existing eaves / gutter level and working from that level.
 - Existing site photographs are included on drawing 071_PL_02.
 - As requested, we have shown a half-hip roof integrated on both the east and west elevations of the proposed roof. This reduces the height of the gables along the two site boundaries, bringing the height significantly lower than the existing roof ridge height of No. 16 Berryfield. If the council had any concerns over the visual form of the proposed roof, with the integration of the half-hip, its massing has been reduced.

Works to the front

We have retained the existing pediment on the front façade, and also retained the existing eaves / gutter level, and built from that level to mitigate any substantial changes to the front elevation. We have also shown the proposed external insulation solely on the sides and rear of the property so as not to alter the material character of the front façade.

Design considerations: generally

- The proposed works are designed in a contemporary manner, and provide high quality, contemporary accommodation. Proposed external material finishes for the ground floor extension are full-height glazing and a smooth render finish.
- My clients wish to respect, as much as possible, the existing house, streetscape and adjoining properties, while improving its condition and suitability for their family. They wish their new addition to the rear to be contemporary in design, as per the South Dublin County Council Development Plan, whilst respecting the integrity / form of the existing main house and the amenity of adjacent properties.

Relevant Policy in South Dublin County Council Development Plan 2022-2028

13.5.8 Residential Consolidation

Extensions

- The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the South Dublin County Council House Extension Guide (2010) or any superseding standards.

We believe our proposal meets this policy aim.

Policy H14: Residential Extensions

- Support the extension of existing dwellings subject to the protection of residential and visual amenities.

H14 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 13 *Implementation and Monitoring* and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).]

Again, we believe our proposal meets this policy aim.

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~~

South Dublin County Council House Extension Design Guide (2010)

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.

The South Dublin County Council House Extension Design Guide (2010) Section 4 Attic conversions and dormer windows

- Dormer windows should be located so they do not obscure the ridge line of the roof, are set well above the eaves line and balance the appearance of the main house in terms of design. They should reflect the character, materials and details of the main house.

Design considerations: rear dormer roof

- Dormer extensions must be subordinate in terms of scale to the main roof – which we believe this to be.
- The proposed dormer is required for head height for the new stairs / landing and for the attic room. Its current dimensions are required to maintain the room as habitable.
- The dormer is visually subordinate to the roof slope, enabling a large proportion of the original roof to remain visible, and is set back from the eaves level to minimise its visual impact, and to reduce the potential for overlooking of adjoining properties. All as can be seen on our rear and side elevations, and section drawing.
- In terms of floor-to-ceiling height internally we hope to avoid a condition placed on this room to be used as a store or study only. The habitable space requirement in building regulations relates to Part F Ventilation (Technical Guidance Documents, Diagram 3 and 1.2.1.8). If required ventilation from Part F can be achieved the room should be regarded as habitable (in terms of building regulations). This would be designed and certified on site by a competent certifier. We wish to avoid an early planning condition which would not allow this room to be considered habitable.
- The dormer window is positioned over the larger rear first floor window below, to relate its placement and proportions of the existing fenestration.
- The proposed finish for the dormer is a standing-seam metal cladding, to minimise its form and avoid bulky tiling, and to ensure clean detailing.
- On drawing 071_PL_041 we have shown approximate distances from the proposed dormer to the rear of adjacent properties. The cone of vision – as shown – also shows how there is little to no overlooking potential to a number of the adjacent properties along Woodscape.
- We have now shown the dormer roof edge (along the eastern edge) aligned with the edge of the new half-hip slope.

Enclosed are:

	A copy of the site notice	Dated 17.05.2022
	The original newspaper notice dated 11.05.2022	Southside People
	OS Single Use Licence Letter (also outlined on drawing 071_PL_01)	
071_PL_01	Site Location Map	Scale 1_1,000 (at A3)

071_PL_02	Existing Ground Floor / Site Plan, including Drainage	Scale 1_100 (at A3)
071_PL_03	Existing First Floor Plan and Roof Plan	Scale 1_50 (at A3)
071_PL_04	Proposed Site Plan / Roof Plan, including Drainage	Scale 1_100 (at A3)
071_PL_04A	Dormer Context	Scale 1_250 (at A3)
071_PL_05	Proposed Ground Floor Plan	Scale 1_50 (at A3)
071_PL_06	Proposed First Floor Plan and Attic Plan	Scale 1_50 (at A3)
071_PL_06A	Proposed Attic Plan	Scale 1_50 (at A3)
071_PL_07	Existing and Proposed Front Elevation(s)	Scale 1_100/50 (at A3)
071_PL_08	Existing and Proposed Rear Elevation(s)	Scale 1_100/50 (at A3)
071_PL_09	Existing and Proposed Side Elevation(s) (East)	Scale 1_100/50 (at A3)
071_PL_10	Existing and Proposed Side Elevation(s) (West)	Scale 1_100/50 (at A3)
071_PL_11	Existing and Proposed Long Section(s) A-A	Scale 1_100/50 (at A3)
071_PL_12	SDCC / Irish Water Drainage Record Sheet	Scale 1_500 (at A3)

Prepared by Stephen Mulhall MRIAI

Please contact me at 087 927 3932 to arrange payment for the above application, in the event that access to the payment desk is unavailable at the time of submission.

I look forward to hearing from you.

Yours sincerely,

nineteeneighty studio

Winner, 2021 and 2020 Irish Architecture Awards, Workplace and Fit-Out category

Arts Council of Ireland COVID-19 Crisis Response Award recipient, 2020

Arts Council of Ireland Architecture Bursary recipient, 2016

Winner, Emerging Practice Award, Irish Architecture Awards, 2013

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