

# Comhairle Chontae Atha Cliath Theas

**PR/0939/22**

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

**Reg. Reference:** SD22B/0247      **Application Date:** 30-May-2022  
**Submission Type:** New Application      **Registration Date:** 30-May-2022

**Correspondence Name and Address:** Liam Baker 19, Aranleigh Gardens, Rathfarnham, Dublin 14

**Proposed Development:** Attic conversion for storage with dormer window to the front roof area, raised gable to the side with new gable window.

**Location:** 13, Orwell Park Heights, Dublin 6w

**Applicant Name:** David Walsh

**Application Type:** Permission

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

#### Site Area

0.0227 Hectares.

#### Site Description

The application site is located within the established Orwell Park Heights residential estate and contains a semi-detached two-storey dwelling. The surrounding streetscape of Orwell Park Heights 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 uniform building line which follows the line of the road.

The existing semi-detached two-storey dwelling contains a hall, sitting room and kitchen/family room at ground floor level and 3 No. bedrooms and a family bathroom at first-floor level. The roof profile of the dwelling is hipped with a ridge level of c. 8.05m.

### **Proposal:**

Permission is being sought for the following:

- Conversion of the attic level to provide approximately 26 sq. m additional non-habitable (storage) floor area.
- Provision of a dormer extension to the front at attic level, which projects approximately 1.7m out from the roof, has an approximate width of 3m and with an approximate height of 2.2m.
- Associated alterations to the roof profile of the existing roof resulting in the existing hipped end roof changing to a half hip and the removal of the chimney.
- Addition of 1 No. new window to the side (southern) elevation 3 No. rooflights to the rear pitch of the roof.
- 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 Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection.

Parks and Public Realm Department – No objection.

### **SEA Sensitivity Screening**

No overlap is recorded in the SEA monitoring system.

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

Submission expiry date – 4<sup>th</sup> July 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).*

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*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 11.8.2 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'.*

#### **Front extensions:**

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g. window location, shape, type, proportion, and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

#### **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.*

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### 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).

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

### **Planning Note**

The following deficiencies and discrepancies have been identified in the drawings provided by the Applicant:

- **Levels/Contours - Levels/Contours and Finished Floor Levels** – Article 23(1)(c) of the Planning and Development Regulations states that *'the site layout plan and other plans shall show the level or contours, where applicable, of the land and the proposed structures relative to Ordnance Survey datum or a temporary local benchmark, whichever is more appropriate'*.

It is noted that Finished Floor Levels have not been included on the floor plans and some of the elevations. However, having regard to the nature of the proposed development (attic conversion and proposed dormer) and the inclusion of principal dimensions on the elevational drawings, it is considered that the lack of levels/contours does not prevent an assessment of the proposal.

- **Annotation** - It is noted that the proposed front elevation is incorrectly annotated as *'Rear Elevation (East) (Proposed)'*. It is considered that this discrepancy in the drawing annotations is not sufficient enough to prevent an assessment of the proposal.

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### **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***

The proposed development includes the addition of a dormer to the front pitch of the roof profile which projects approximately 1.7m out from the roof, has an approximate width of 3m and with an approximate height of 2.2m.

In considering the potential for the proposed dormer to impact the visual and residential amenity of the subject site, adjacent properties and surrounding streetscape, the following extracts from the South Dublin House Extension Design Guide (2010) are of particular note:

*'Respect the appearance and character of the house and local area*

*Reflect the roof shape and slope of the main house.*

*Avoid dormer windows that are overdominant in appearance or give the appearance of a flat roof.'*

A concern arises that the proposed front dormer would impact the visual amenity and character of the streetscape along Orwell Park Heights. The combination of the removal of the chimney, the addition of a dormer to the front pitch and the alteration of the roof profile from a hipped to half-hipped typology would significantly alter the appearance of the dwelling and as such render it inconsistent with the prevailing character of the adjacent streetscape. The proposal therefore does not respect the appearance and character of the house and local area.

Insufficient rationale or justification has been provided by the Applicant of the siting of the proposed dormer to the front pitch of the roof profile rather than to the rear. The siting of the proposed dormer to the front pitch of the roof profile would result in a dominant addition to the roofscape. It is

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considered that the location of the dormer to the rear pitch would be more appropriate as it would not be visible from the adjacent public realm and would therefore lessen the impact on the character of the streetscape. In this regard the Applicant should be requested to provide **ADDITIONAL INFORMATION** demonstrating the re-design of the proposed dormer altering the location to the rear pitch of the dwelling. In re-designing the proposed dormer, the Applicant should have regard to the content of the South Dublin County House Extension Design Guide (2010), specifically regarding the location of dormers below the ridge line of the roof profile (by at least 100mm) and at least 3 No. tiles courses above the eaves line.

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. This alteration to the roof profile does not reflect the roof shape and slope of the existing dwelling. The subject site is located in a visually prominent area, addressing the main circulation route for Orwell Park Heights which connects to Orwell Road, approximately 110m to the north and is located adjacent to the junction with Orwell Park Dale, as such the existing dwelling is in a highly visible location.

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 genuine half hipped roof profile. 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 that a re-design is required to ensure the provision of a more visually consistent design would enable the proposal to integrate seamlessly into the receiving environment. This can be achieved by way of **ADDITIONAL INFORMATION**.

It is noted that a window is proposed at attic level in the side (southern) elevation at the top 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**, should the Planning Authority be minded to Grant Permission for the proposed development.

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The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. According to the development description of the Statutory Notices, the conversion is proposed as a non-habitable space, should the Planning Authority be minded to Grant Permission, 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***

No report was received from the Drainage and Water Services Department or Irish Water at the time of writing this Report. However, having regard to the nature and scale of the proposed development, it is considered appropriate that standard **CONDITIONS** should be attached in the event that the Planning Authority is minded to Grant Permission for the proposed development.

### ***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 and provision of a dormer extension. 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**

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, whilst the principle of the proposed development is accepted, significant concerns arise regarding the potential for the proposal to significantly impact the visual and residential amenity of the area and alter the character of the streetscape. It is therefore considered that the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-design the proposed development to ensure it is in accordance with the proper planning and sustainable development of the area.

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### **Recommendation**

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

1. The Applicant is requested to provide revised plan, sectional and elevational drawings demonstrating:
  - (i) The re-location of the proposed dormer to the rear pitch of the roof. In re-locating the dormer the Applicant should have regard to the content of the South Dublin County House Extension Design Guide, specifically that the dormer should be located below the ridgeline of the existing dwelling (by at least 100mm) and at least 3 No. tile courses above the eaves line.
  - (ii) The applicant shall redesign the proposed roof profile to provide a larger hipped element.



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**REG. REF. SD22B/0247**

**LOCATION: 13, Orwell Park Heights, Dublin 6w**

*Colm Harte*

Colm Harte,  
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:**

25/7/22



Eoin Burke, Senior Planner