

# Comhairle Chontae Atha Cliath Theas

**PR/0954/22**

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

**Reg. Reference:** SD22B/0251      **Application Date:** 01-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 01-Jun-2022  
**Correspondence Name and Address:** Gautham Selvamohan, Joe Fallon Architectural Design Ltd 1A, Ryland Street, Bunclody, Co. Wexford  
**Proposed Development:** (a) Conversion of existing hip roof to a dutch gable roof with a new rooflight to side. (b) Dormer extension to the rear of the existing attic. (c) Alterations to the existing garage and to the existing front porch. (e) New bay window to the front of the dwelling and all associated site works  
**Location:** 7, Cypress Lawn, Dublin 6w  
**Applicant Name:** Shay & Grainne Quinn, Shay & Grainne Quinn  
**Application Type:** Permission

(EW)

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

Site Area: 0.0348 ha

### **Site Description:**

The subject site is located at No. 7 Cypress Lawn, Templeogue, Co. Dublin, and contains an existing two-storey semi-detached dwelling with a front and rear garden. Two-storey dwellings characterise the streetscape with front and rear gardens.

Cypress Lawn faces an open green area with mature trees. It is also noted that a protected structure is at a screened distance to the southwest of the site.

### **Proposal:**

- Conversion of existing hip roof to a dutch gable roof with a new rooflight to side.
- Dormer extension to the rear of the existing attic.
- Alterations to the existing garage and to the existing front porch.
- New bay window to the front of the dwelling and all associated site works

### **Zoning:**

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

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### **Consultations:**

Surface Water Drainage – No objections, standard conditions apply.

Irish Water- Not applicable, standard conditions apply.

*SEA Sensitivity Screening* – No overlap indicated.

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

None for subject site.

### **Relevant Planning History**

None for subject site.

### **Adjacent sites**

SD17B/0399 - 36, Cypress Grove North, Templeogue, Dublin 6W. **Permission Granted** to demolish an existing ground floor kitchen to rear, build a new single storey extension to rear, build a first-floor extension to side of existing building, construct a new bay window to the front, construct an attic conversion with dormer window to rear, install new ground floor window to side and associated 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*

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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 11.4.2 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.

### **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.

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### ***Zoning and Council Policy***

The change in roof profile and an attic conversion 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***

It is noted that the subject property is on a mid-road site, within a scheme of predominant fully hipped roofs. The subject property does not face the main road and is screened in parts from mature street trees to the east of the site. Regarding the proposed modification of the existing roof structure to half-hipped, it is considered in this instance that the proposed A-type roof would not be visually prominent in this location, and a visual imbalance would be moderate from the proposal. The dwelling faces an open green area with screening of mature trees from west to east. It is also noted that a protected structure is at a screened distance to the southwest of the site.

The proposed roof light to the gable roof would not adversely impact the visual and residential amenity of adjacent dwellings.

The proposed development allows the conversion of the existing attic into an attic room with new access stairs. The conversion is presented as a non-habitable space; a **note** should be attached stating that 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'.

### ***Front Garage / New Bay Window***

The proposed garage alterations and bay window in the front elevation would not adversely impact the visual and residential amenity of adjacent dwellings. The proposal has a 1.3m projection and links the garage / front door and bay window via a canopy roof, matching in contemporary style with the existing dwelling and consistent with the immediate area's existing development. In addition, the proposal is consistent with the guidance set out in Section 4 'Front Extensions' of the South Dublin County Council House Extension Design Guide (2010).

### ***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 structure contains one proportionate windowpane. The window is a contemporary take on the existing rear windows. The dormer window would not adversely impact on the residential amenity of adjacent dwellings by way of overlooking. The proposal is consistent with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010, therefore a grant of permission is recommended.

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### ***Services & Drainage***

No drainage / Irish Water report was received. However, standard conditions shall apply to the proposed development in the event of a grant of permission.

### ***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 an 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 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.

### ***Development Contributions***

#### **Development Contributions Assessment Overall Quantum**

Attic Conversion /Bay Window: 7.2 sq.m (attic is non-habitable)

Assessable Area: NIL

#### **SEA Monitoring Information**

Building Use Type Proposed: Residential- Extension

Floor Area: 7.2 sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0348 ha

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan, existing permissions for similar type development, the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development

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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. It is considered that the proposed extension in this instance, would be generally in compliance with Council policy in relation to extensions to dwelling houses.

### **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 in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, 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.

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(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.

(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 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:

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- 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.

3. (a) The disposal of surface water, shall fully comply with all of the technical requirements of the Council's Water Services Section.
- (b) The applicant shall include water butts as part of Sustainable Drainage Systems (SuDS) for the development.
- (c) 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, safety, the proper planning and sustainable development of the area and in order to ensure adequate and appropriate surface water drainage provision

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 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: 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: 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/0251**  
**LOCATION: 7, Cypress Lawn, Dublin 6w**

*Colm Harte*  
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**Colm Harte,**  
**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:** 26/7/22

  
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**Eoin Burke, Senior Planner**