

Comhairle Chontae Atha Cliath Theas

PR/0982/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0194 **Application Date:** 05-May-2022
Submission Type: Additional **Registration Date:** 07-Jul-2022
Information

Correspondence Name and Address: Derek Whyte Great Connell Road, Newbridge, Co. Kildare

Proposed Development: Construction of an attic level dormer window with increased ridge height on existing house located to the rear roof plane and all associated site works.

Location: 13, Elmcastle Green, Kilnamanagh, Dublin 24

Applicant Name: John Gaynor

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site visit: 14/6/2022

Site Area: as stated 0.018 Hectares.

Site Description:

The subject dwelling is a two-storey semi-detached property with a pitched roof located on Elmcastle Green, a residential estate in Kilnamanagh, Tallaght. The area is predominately residential in nature with a relatively uniform building line.

Proposal:

The proposed application comprises of:

- Construction of an attic level dormer window with increased ridge height on existing house located to the rear roof plane and all associated site works.
- Total area of works 22.55sqm

Zoning:

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

Consultations:

Surface Water Drainage – No report received.

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Irish Water – No report received.

SEA Sensitivity Screening

No overlaps with any relevant layers.

Submissions/Observations /Representations

No submissions received.

Relevant Planning History

Subject Site:

SD04A/0490 – **Permission Granted** for demolition of side extension and construction of two storey detached house and entrance.

Adjacent Sites:

None.

Relevant Enforcement History

S666 - The use of a shed in the rear garden for the keeping of pigeons – Statute Barred.

Pre-Planning Consultation

None on record.

Relevant Policy in South Dublin County Council Development Plan 2016 - 2022

Section 2.4.1 Residential Extensions

Policy H17 – Residential Consolidation:

It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

H17 Objective 1: To support residential consolidation and sustainable intensification at appropriate locations and to encourage consultation with existing communities and other stakeholders.

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.

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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).

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

- *Use materials to match the existing wall or roof materials of the main house.*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape.*
- *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 three tile courses).*
- *Relate dormer windows to the windows and doors 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

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

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.

Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity,
- Drainage,
- Screening for Appropriate Assessment,
- Environmental Impact Assessment.

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Zoning and Council Policy

A development comprising an attic conversion and dormer window would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity,' subject to the relevant provisions in the County Development Plan 2016-2022 and the House Extension Design Guide.

Residential & Visual Amenity

Residential

The proposed development consists of the conversion of the attic to office space and a dormer window to the rear (northwest) of the existing dwelling. The rear dormer window is set in appropriately from the attached dwelling to the northeast by approximately 550mm. The proposed development should not lead to any substantial overlooking and should not seriously injure the residential amenity of the area.

Visual

The rear dormer window is set back three tile courses from the eaves which is considered acceptable. The materials proposed for the dormer window is a metal standing seam which is appropriate. The application refers to an increase of the existing ridge height of the roof of the dwelling whereas it is the roof of the rear dormer protruding past the ridge of the existing roof by 400mm which would be unacceptable and not consistent with the South Dublin County Council House Extension Guide and as such would seriously injure the visual amenity of the area.

Conclusion

Further information should be requested from the applicant to include revised drawings showing the ridge height of the proposed dormer window set below the ridge height of the existing roof.

Water Services Report

Surface Water and Flood Risk

No report received.

Water and Foul

No report received.

Conclusion

It is assumed that the standard conditions will apply in the event of a grant of permission.

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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 and dormer window.

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

Development Contributions Assessment Overall Quantum

Previous Extensions	12.25sqm (rear extension) + 5sqm (front porch)
Non habitable Attic Conversion and Dormer Window:	22.55sqm
Assessable Area:	0sq.m

SEA Monitoring Information

Building Use Type Proposed:	
Floor Area:	22.55sqm
Land Type: Urban Consolidation.	
Site Area:	0.018 Hectares.

Conclusion

The applicant should be requested to submit further information to include revised drawings showing the ridge height of the proposed dormer window set below the ridge height of the existing roof.

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Recommendation

Further Information requested on 29th June 2022.

Further Information received on 7th July 2022.

Assessment of Further information

Dormer Design

The applicant is requested to submit revised drawings including floor plans, site plan and elevations that indicate the ridge height of the proposed dormer window is set below the ridge height of the existing roof by at least 100mm.

Assessment

- The applicants planning consultant submitted a letter confirming that it would not be possible to reduce the ridge height of the dormer window extension as the attic conversion would not be practicable at a lower height and would be less usable to the applicant. They also contend that the increase in ridge height would not be noticeable in reality when compared to what was presented on a 2D drawing.

The applicant has not addressed the issues highlighted as it is contended that the proposed development would still protrude past the ridge of the existing roof by 400mm which is unacceptable to the Planning Authority. It is considered that this development would set an unwanted precedent for the area. The South Dublin County Council House Extension Guide (2010) states:

“Do not create a higher ridge level than the roof of the main house.”

Therefore, the proposed development would seriously injure the visual and residential amenities of the area.

Development Contributions Assessment Overall Quantum

Previous Extensions	12.25sqm (rear extension) + 5sqm (front porch)
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Conclusion

The proposed rear dormer extension by reason of its design would protrude past the existing dwellings ridge line and would be visually obtrusive and out of character for this established residential area. Thus, the proposed development would seriously injure the amenity of property in the vicinity and would be contrary to the guidance in the South Dublin County Council – House Extension Design Guide, the zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan 2022 – 2028 and the proper planning and sustainable development of the area.

Recommendation:

I recommend that a decision to Refuse Permission be made under the Planning & Development Act, 2000 (as amended) for the reasons set out in the Schedule hereto:-

SCHEDULE

REASON(S)

1. The proposed rear dormer extension by reason of its design would protrude past the existing dwellings ridge line and would be visually obtrusive and out of character for this established residential area, and would be contrary to the guidance in the South Dublin County Council House Extension Design Guide (2010).

Thus, the proposed development would seriously injure the amenity of property in the vicinity and be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity', and would therefore be contrary to the South Dublin County Council Development Plan 2022 - 2028 and the proper planning and sustainable development of the area.

2. The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential and visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.


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REG. REF. SD22B/0194

LOCATION: 13, Elmcastle Green, Kilnamanagh, Dublin 24



Colm Maguire,
Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000 (as amended) to Refuse Permission for the above proposal for the reasons set out above is hereby made.

Date:

3/8/22



Eoin Burke, Senior Planner