

Comhairle Chontae Atha Cliath Theas

PR/0991/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0156 **Application Date:** 14-Apr-2022
Submission Type: Additional **Registration Date:** 12-Jul-2022
Information

Correspondence Name and Address: Michael Rogers 72, Albert Road Lower, Sandycove, Co. Dublin

Proposed Development: Extend first floor bedroom to rear with rear facing dormer window; convert roof space to a storage area with rear facing dormer window; provide a high gable window to stairwell; construct a front porch.

Location: 6, Templeroan Lodge, Dublin 16

Applicant Name: Ray and Lorna Malone

Application Type: Permission

(AOCM)

Description of Site and Surroundings:

Site Area: stated as 0.03 hectares.

Site Description:

The application site contains a two storey semi-detached house, located on Templeroan Lodge in a row of similar dwellings. The surrounding area is residential in nature with a large area of public open space located to the rear of the dwelling.

Site visited:

18 May 2022

Proposal:

Permission is sought for alterations the following:

- First floor rear dormer extension (8 sq.m)
- Conversion of attic space to storage area with rear dormer (13.5 sq.m)
- New window on gable wall to serve stairwell
- Single storey, pitched roof front porch extension (1.88 sq.m)

Zoning:

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

Consultations:

Surface Water Drainage – No objection

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SEA Sensitivity Screening

No overlap with relevant environmental layers

Submissions/Observations /Representations

Submission expiry date – 18 May 2022

2 no. submissions received including the following of relevance:

- Loss of privacy due to gable window and dormer extension
- Plans not in keeping with the rest of the cul-de-sac
- No roof plans
- Incorrect ground floor levels
- Development not in accordance with House Extension Design Guide

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.

Section 11.3.3 Additional Accommodation

(i) Extensions

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

Porches

With regard to the design of porches, the best approach will depend on the scale, details and style of the original house and it is useful to bear the following in mind:

- *A porch with a solid appearance (i.e. a greater proportion of brickwork or render to glazing) and a steeply pitched roof will usually be more appropriate for older houses and those of a more traditional design which have pitched roofs of 45° or more.*
- *A simple porch structure with a more lightweight appearance (i.e. a greater*

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proportion of glazing to brickwork or render) and either a flat roof or a shallow pitch of 30° or less will be appropriate for a modern house with either a flat or shallow pitch roof and strong horizontal lines e.g. wide windows.

- *Where a house has an arched or other distinctly decorative entrance, it is best to design a porch structure that will enhance and reveal rather than obscure it.*
- *Avoid the use of fussy decorative details and features not typical of the house.*

Rear extensions

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *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 Do not create a higher ridge level than the roof of the main house.*
- *The roofline of large extensions to the rear of single storey bungalows should not be visible from public view to the front or to the side of the bungalow.*

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.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.*

Relevant Government Guidelines

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2008).

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Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

Zoning and Council Policy

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

The proposal comprises provision of dormers at first floor and attic level, conversion of attic to storage, new fenestration and rooflights and a single storey pitched roof front porch. No other changes are noted from drawings.

Front Porch

A pitched roof porch of approximately 1.88 sq.m would be located on the front elevation, protruding approximately 1.2m from the front building line. The design of the front porch would be in keeping with the design of the dwellings in the cul-de-sac, where a pitched roof element marks the entrance to the house. A driveway of approximately 18.5m in length would be maintained. It is considered that the front porch complies with the recommendations of the House Extension Design Guide and would be acceptable.

Rear Dormers

Two rear dormers are proposed, at first floor and attic levels. The dormers would have a flat roof with a powder coated, seamed, metal finish. Houses along Templeroan Lodge have an existing rear dormer, with a roof that slopes off the main roof of the dwelling at first floor level. Most of these dormers remain intact, with one dwelling extended the width of the rear dormer but maintaining the roof profile of the existing property.

In relation to dormer extensions, the House Extension Design Guide states the following of relevance:

- *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.*
- *Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.*

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- *Locate dormer windows as far back as possible from the eaves line (at least three tile courses).*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.*
- *Avoid large and dominant roof extensions and dormer windows that are over-scaled in relation to the roof of the house.*

The first-floor dormer would extend the full width of the house, replacing an existing dormer serving the rear bedroom. Internally, a family bathroom, extended bedroom and extended ensuite would be provided. 4 no. windows would be placed on the rear elevation, with obscure windows serving the bathrooms and clear glazing centred in the dormer serving the bedroom.

The attic dormer would be centred in the upper roof slope, above the first-floor dormer, approximately 2.5m in width. In total, 13.5 sq.m of additional floor area would be provided in the attic. The rear wall of the dormer would be the same depth of the dormer below. Two windows would be placed on the rear elevation, with two rooflights on the rear roof slope and a triangular window would serve the staircase on the side elevation. An internal ceiling height of 2m would be achieved. The applicant should note that to be used as a habitable space, all building regulations must be complied with.

It is noted that a roof plan has not been provided, this should be requested as **additional information**. From sections and elevations, the attic dormer would not be higher than the ridgeline of the existing dwelling. However, the first-floor dormer is not setback from the eaves line, and the attic dormer is not recessed from the first-floor dormer, giving the impression of a two-storey rear extension. This is not considered acceptable. The applicant should be requested to submit revised proposals by way of **additional information**, stepping back the first-floor dormer from the eaves of the existing roof, and ensuring the attic dormer is stepped back from the first-floor dormer, to clearly identify each addition as a separate dormer.

From a site visit it was clear that the dwelling does not sit level with its immediate neighbours. This point is also raised in submissions. To facilitate an accurate assessment, the applicant should be requested to submit amended plans, sections and elevations as necessary, clearly stating levels and indicating the correct orientation and siting of neighbouring properties in relation to the existing house. These should be submitted as **additional information**.

Services, Drainage and the Environment

Water Services has reviewed the application and have stated no objection. They have not recommended any **conditions**.

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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 a house 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.

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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2016-2022 and the overall design and scale of the development proposed it is considered that the scheme as currently designed would not be acceptable. The applicant should be requested to submit the following by way of **additional information**:

- An accurate proposed roof plan, including any changes as required.
- Revised plans, sections and elevations as necessary, clearly stating and showing levels and the correct orientation and siting of neighbouring properties in relation to the existing house.
- Amended proposals for the two dormers, ensuring they are sufficiently setback from the eaves. The dormers should clearly be recognizable as such and not as a two-storey rear extension. There must be a clearer delineation between the first floor and attic dormers.

Recommendation

Request Further Information.

Further Information

Further Information was requested on 08/06/22

Further Information was received on 12/07/22

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Consultations

No reports required.

Submissions/Observations

No further submissions/observations received.

Assessment of Further Information

The Further Information requested was as follows:

- 1. The applicant is requested to provide a proposed roof plan clearly showing alterations to the roof and the inclusion of the dormers.*
- 2. Plans and elevations provided do not accurately reflect the change in levels at the site and the relationship between adjoining and neighbouring dwellings that do not site at the same level as the house. The applicant is requested to submit revised plans, sections and elevations as necessary, clearly stating and showing levels and the correct orientation and siting of neighbouring properties in relation to the existing house. This is essential to allow for an accurate assessment of the impact of the proposals.*
- 3. It is considered that the two rear dormers proposed are not in compliance with the recommendations of the House Extension Design Guide in that they are not sufficiently setback from the eaves. Furthermore, it is considered that there needs to be a greater differentiation between the first floor and attic level dormer. The applicant is requested to submit amended proposals for the two dormers, ensuring they are sufficiently setback from the eaves. The dormers should clearly be recognizable as such and not as a two-storey rear extension. There must be a clearer delineation between the first floor and attic dormers.*

Assessment

The applicant has submitted drawings as requested and a letter from the agent date stamped 12th June 2022.

Item 1 – Roof Plan

The applicant has provided a roof plan of the proposed works. This is considered acceptable.

Item 2 – Accurate Plans and Elevations

The applicant has provided revised drawings clearly showing the change in level between the dwelling adjacent to the property. Of particular relevance, existing and proposed contiguous elevations have been provided and these are considered acceptable.

Item 3 – Revised Dormer Proposals

The applicant has revised the proposals for the dormers, taking into account the Planning Authorities concerns regarding compliance with the House Extension Design Guide. The first-

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floor dormer is now setback from the eaves, and the attic dormer has been further setback from the rear building line of the first-floor dormer, to indicate a delineation of the two additions. These alterations are considered acceptable.

It is noted that the triangular window on the side elevation has also been reduced in size to limit the impact on the neighbouring dwelling. This is considered acceptable.

South Dublin County Development Plan 2022 – 2028

This application has been assessed against the new Development Plan, effective from August 3rd, 2022, and it is considered that all policies and objectives of the Plan are complied with where relevant.

Conclusion

The development subject to conditions, is considered to be acceptable.

Development Contributions

Development Contributions

Existing extensions: 15.26 sq.m (ground floor rear)

Proposed extensions

Ground floor porch: 1.88 sq.m
First floor rear extension: 5.85 sq.m
Non habitable Attic: 11.32 sq.m

Assessable Area: Nil

SEA Monitoring Information

Building Use Type Proposed: Residential extension
Floor Area: 19.05 sq.m
Land Type: Urban Consolidation
Site Area: 0.03 Hectares.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

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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 2022 - 2028 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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Further Information received on 12/07/2022, 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.
(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. All new precast surface water manholes shall have

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a minimum thickness surround of 150mm Concrete Class B.

(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:

- 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.

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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.

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 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 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/0156

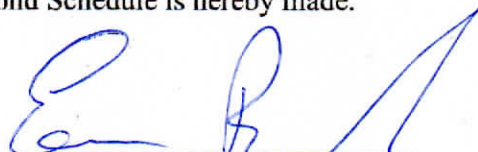
LOCATION: 6, Templeroan Lodge, Dublin 16



Jim Johnston,
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: 8/8/22_____



Eoin Burke, Senior Planner