

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0267 **Application Date:** 10-Jun-2022
Submission Type: New Application **Registration Date:** 10-Jun-2022

Correspondence Name and Address: Desmond J Halpin & Associates 15 Carriglea Drive,
Firhouse, Dublin 24

Proposed Development: Extend the existing concrete ridge tiles to main roof to
form a new dutch type

roof structure: extend existing side structure up to
new soffit level with two new windows in structure:
form a new

dormer roof structure in the existing rear concrete
tiled roof: convert existing attic area into a non-
habitable attic

area: internal alterations & associate site works.

Location: 67, Monalea Grove, Firhouse, Dublin 24

Applicant Name: Barry Regan & Michele Groarke

Application Type: Permission

Description of Site and Surroundings

Site Description

The site is located towards the northern end of Monalea Grove, within an established residential estate and contains a two-storey, semi-detached dwelling with a hipped roof profile. The dwelling appears to have been subject to previous modification in the form of a single storey rear extension at ground floor level with a pitched roof profile.

The streetscape of Monalea Grove is characterised by semi-detached houses of similar form and appearance with a uniform building line.

Site Area

Stated as 0.0249 Ha.

Proposal

Permission is sought for:

- Conversion of the existing attic space into non-habitable storage space and provision of a rear dormer which projects approximately 2.5m out from the roof profile and spans an approximate width of 3.5m.

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

- Associated modifications to the roof profile comprising the extension of the existing ridge line to form a new half-hip to the side (northern) elevation and raising the gable wall up to facilitate an access stairs to the proposed attic storage space and the addition of a window (with obscure glazing) at attic level.
- Internal reconfiguration of the layout resulting in the addition of a toilet with an associated window (with obscure glazing) in the northern elevation at ground floor level.
- All ancillary site works above and below ground.

Zoning

The 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, subject to condition.

Transport Infrastructure Ireland – No objection.

Screening for Strategic Environmental Assessment

No overlap indicated with relevant environmental layers.

Submissions/Observations /Representations

Last date for Submissions/Observations – 14th July 2022.

None received.

Relevant Planning History

Subject Site

No Planning History recorded for the subject site.

Adjacent Sites

No recent Planning History of particular relevance in the immediate vicinity of the subject site.

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded.

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).

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 guidance on house extensions, including for porches and front 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.*

For attic conversions and dormer windows

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

- *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.*

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

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'. [Our Emphasis]

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

It is noted that Finished Floor Levels have not been included on the site layout plans and floor plans. However, the principal dimensions are shown on the elevational drawings. Having regard to the nature and extent of the proposed development (attic conversion and dormer extension), the lack of levels/contours on the layout and floor plans is not significant enough to prevent an assessment of the proposed development.

Assessment

The main issues for assessment concern the following:

- Zoning and Council policy.
- Residential and Visual Amenity.
- Drainage and Water Services.
- Parks and Public Realm.
- Appropriate Assessment.
- Environmental Impact Assessment.

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – '*To protect and/or improve Residential Amenity*'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the Development Plan with specific reference to Section 11.3.3 which relates to Extensions to Dwellings and the South Dublin County Council House Extension Design Guide (2010).

Residential and Visual Amenity

Each element of the proposed development shall be assessed individually below, in the context of the potential impact on the residential and visual amenity of adjacent properties and the wider streetscape. The proposed development shall also be assessed against the relevant policy, including but not limited to the South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010).

Attic Conversion and Dormer Extension

The proposed development includes the conversion of the existing attic space and provision of a rear dormer which projects approximately 2.5m out from the roof profile and spans an approximate width of 3.5m.

The following extract from the South Dublin House Extension Design Guide (2010) in relation to dormer extensions is of note:

'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)'

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

The proposed dormer appears to be located at least 3 No. tile courses above the eaves line, however it does not appear to be set below the ridge line of the roof. Should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the re-positioning of the proposed dormer to site at least 100mm below the ridge line of the existing dwelling.

Having regard to the receiving context of the subject site and the scale of the proposed dormer it is considered that the proposal would not be materially harmful to neighbouring residential amenity in terms of overshadowing and overbearing. Although there is potential for the proposed dormer window to overlook the rear amenity space of adjacent properties, it is not considered that it would be materially worse than views from the existing first floor windows and therefore would not give rise to unacceptable levels of overlooking. Overall, it is considered that the proposal would not have an adverse impact on the residential and visual amenity of the subject site and adjacent properties.

It is noted that a window is proposed at attic level in the side (northern) elevation at the top of the stairwell providing access to the converted attic space. As 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.

To facilitate access to the converted attic, the proposal includes the alteration of the existing roof profile through the raising of the existing gable to form a half-hip with a ridge height of approximately 7.6m. In relation to alterations to roof profiles, the following extract from the South Dublin County House Extension Design Guide (2010) is of note:

'Extending a hipped roof to the side to create a gabled or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.'

Whilst the ridge line and general shape of the proposed amendments to the roof profile largely matches that of the existing house, it is noted that the northernmost end of the proposed roof presents a form of half-hipped profile, which is considered to be 'token' in nature. 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 full hipped roof profile similar to the prevailing profile along the streetscape. In this regard a slight re-design is required to ensure the provision of a hipped roof profile which would be more consistent with the existing streetscape and would thus enable the proposed extension to integrate seamlessly into the receiving environment. The Planning Authority is satisfied that this can be achieved by way of **CONDITION**. In re-designing the proposed roof profile, the Applicant should

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

ensure that there is sufficient head height on the access stairs from first floor level to the attic level. If necessary, the Applicant may need to consider the re-orientation of the stairs to secure this.

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. According to the drawings and documents provided by the Applicant the space is to be utilised as a non-habitable storage 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.

Re-configuration of the Internal Ground Floor Layout

The proposed development includes the re-configuration of the ground floor layout to facilitate the addition of a toilet with an associated window in the northern elevation.

The re-configuration of the ground floor layout is considered acceptable and it is noted that the proposed new ground floor level window in the northern elevation is annotated as obscure glazing. Should the Planning Authority be minded to Grant Permission for the proposed development this can be secured by way of **CONDITION** to protect the visual and residential amenity of adjacent properties.

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.

Parks and Public Realm

The Parks and Public Realm Department have assessed the proposed development and indicated no objection, subject to the following **CONDITION**:

'The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Commencement of development should not be permitted without adequate protective fencing being in place. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan'.

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 the re-configuration

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

of the internal layout, conversion of an attic space to non-habitable storage space and the 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.

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.

Other Considerations

Development Contributions	
Building Use Type Proposed	Floor Area (sq m)
Habitable Residential Extension	0 sq m
Previous Extensions	24 sq m
Assessable Area	0 sq m

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq m)
Residential Extension (Attic Conversion and Dormer Extension)	25.58 sq m
Land Type	Site Area (Ha)
Brownfield / Urban Consolidation	0.0249 Ha

Conclusion

The proposed development of this planning application is in accordance with the provisions of the South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Extension Design Guide (2010) and it is therefore considered that, subject to conditions, the proposed development would not seriously injure the amenities of the area and would be in accordance with the key principles of proper planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

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 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, 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. Prior to the commencement of development the Applicant shall submit amended plan, sectional and elevational drawings for the proposed development indicating the following amendments:
 - (i) Setback of the proposed dormer by at least 100mm from the ridgeline of the existing roof profile.
 - (ii) Amend the proposed roof profile of the dwelling to omit the token half-hipped profile and instead provide a full hipped roof profile.

REASON: In the interests of adherence to the South Dublin House Extension Design Guide (2010) and the proper planning and sustainable development of the area.

3. (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

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

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 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,

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

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.

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 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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary conveniences. The minimum requirements should be as per Part M of the Building Regulations.

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: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

carry out those works.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

Comhairle Chontae Atha Cliath Theas

PR/0980/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0267

LOCATION: 67, Monalea Grove, Firhouse, Dublin 24

Colm Harte

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:

2/8/22


Eoin Burke, Senior Planner