

# Comhairle Chontae Atha Cliath Theas

**PR/0989/22**

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

**Reg. Reference:** SD22B/0269      **Application Date:** 13-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 13-Jun-2022  
**Correspondence Name and Address:** Liam Baker 19, Aranleigh Gardens, Rathfarnham, Dublin 14  
**Proposed Development:** Attic conversion for storage with raised gable to the side dormer to the rear; 3 'Velux' windows to the front and a new gable window.  
**Location:** 29, The Rise, Boden Park, Dublin 16  
**Applicant Name:** Graham Sykes  
**Application Type:** Permission

(CS)

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

Site Area: as stated 0.0202 Hectares.

#### Site Description:

The site is located within an existing residential estate and contains a two-storey, semi-detached dwelling with hipped roof profile. The streetscape is characterised by semi-detached houses of similar form and appearance with a mainly uniform building line.

### **Proposal:**

The proposed development consists of the following:

- Extension of existing hipped roof to form a 'Dutch' hip roof profile by raising the side walls.
- 'Dutch' hip roof extension will allow for rear dormer attic conversion (non-habitable) for storage.
- 3 no. 'Velux' windows to front.
- New additional window to side at attic level.
- Proposed works measure c.25sq.m.

### **Zoning:**

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

# Comhairle Chontae Atha Cliath Theas

**PR/0989/22**

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

### **Consultations:**

Surface Water Drainage – No report received to date.

Irish Water – No report received to date.

### **SEA Sensitivity Screening**

No overlap with relevant environmental layers.

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

None.

### **Relevant Planning History**

**SD22B/0198:** Attic conversion for storage with raised gable to the side dormer to the rear; 3 'Velux' windows to the front and a new gable window.

Decision: **INVALID.**

### **Adjacent sites**

**SD07B/0015:** 21, The Drive, Boden Park, Rathfarnham, Dublin 16.

Two storey extension to the side of existing house consisting of a kitchen and sitting room downstairs and a bedroom and ensuite upstairs.

Decision: **GRANT PERMISSION FOR RETENTION.**

### **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 2022 - 2028**

#### *Section 6.8.2 Residential Extensions*

#### *Policy H14 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 H14 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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

#### *Section 12.5.3 Density and Building Heights*

#### *Section 12.6 Housing – Residential Development*

# Comhairle Chontae Atha Cliath Theas

**PR/0989/22**

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

### *Section 12.6.8 Residential Consolidation*

#### Extensions

- The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the *South Dublin County Council House Extension Guide* (2010) or any superseding standards.

### *Section 12.6.7 Residential Standards*

#### *Section 6.7.5 Privacy and Security*

#### *Section 6.7.4 Internal Residential Accommodation*

#### *Section 12.10.1 Energy Performance in New Buildings*

#### *Section 12.3.2 Appropriate Assessment*

#### *Section 12.3.3 Environmental Impact Assessment*

***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:*

- Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
- 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.
- Relate dormer windows to the windows and doors below in alignment, proportion, and character.

### *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 (2008).

***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,
- Services and Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

# Comhairle Chontae Atha Cliath Theas

PR/0989/22

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

### *Zoning and Council Policy*

The conversion of an attic in a residential dwelling is consistent in principle with zoning objective 'RES', subject to compliance with the provisions of the South Dublin County Council House Extension Design Guide (2010), and the relevant detailed policies in the County Development Plan 2022-2028, which will be assessed below.

### *Residential & Visual Amenity*

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to extend the existing hipped roof and build up existing side walls to create a 'Dutch' hip roof to allow for a rear dormer conversion of attic into non-habitable (storage) space with new window on eastern elevation at attic level. The proposed 'Dutch' hip will match the same angle as the existing dwelling, will be clearly distinguishable from a full gable and will not be 'token' in nature.

The rear dormer (non-habitable) will have an internal floor to ceiling height of c.2.1m and will be set appropriately above the eaves and below the ridge of the existing dwelling. The rear dormer will be broadly centrally placed, will have a width of c.4.1m and will project outwards from the roof by c.3.0m. There will be no undue overlooking and the extension would visually accord with the character of the area. There will be a new additional window inserted to the side at attic level. In the interest of mitigating potential for overlooking at this location, in the event of a grant a **condition** shall be attached that the new window on eastern elevation at attic level will use obscure glazing.

The 3 no. proposed rooflights to the front will integrate reasonably well with the character of the existing dwelling and with the character of the area.

### *Services and Drainage.*

Although reports for Irish Water or Surface Water Drainage have not been received to date, in the event of a grant it is considered appropriate to attach standard drainage **conditions**.

### *Screening for Appropriate Assessment (AA)*

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.

# Comhairle Chontae Atha Cliath Theas

**PR/0989/22**

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

### ***Screening for Environmental Impact Assessment (EIAR)***

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**

- Attic Conversion (non-habitable) (25sq.m.).
- Assessable area is nil.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – attic conversion (extension)	25
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0202

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

### **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.

# Comhairle Chontae Atha Cliath Theas

**PR/0989/22**

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

### **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. Amendments - Glazing.  
The following amendment to the design shall be carried out:  
The attic level window on the eastern side elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.  
REASON: In the interest of residential amenity.
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 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

# **Comhairle Chontae Atha Cliath Theas**

**PR/0989/22**

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

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.

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 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/0989/22**

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

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.



**Comhairle Chontae Atha Cliath Theas**

**PR/0989/22**

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

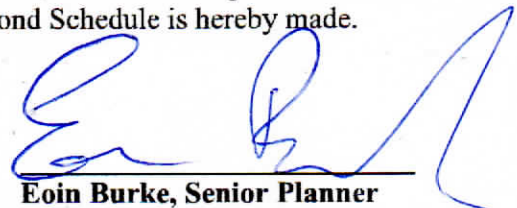
**REG. REF. SD22B/0269**

**LOCATION: 29, The Rise, Boden Park, Dublin 16**

*jjohnston*  
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**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

  
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**Eoin Burke, Senior Planner**