

# Comhairle Chontae Atha Cliath Theas

**PR/0998/22**

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

**Reg. Reference:** SD22B/0270      **Application Date:** 14-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 14-Jun-2022

**Correspondence Name and Address:** Andrei Adam 7, Kilmalogue Downs, Tullamore Road, Portarlinton, Co Laois

**Proposed Development:** The conversion of existing attic space comprising of modifications of existing roof structure, raising of existing gable c/w window, new access stairs and flat roof dormer to the rear of the property at 8 Johnsbridge Grove, Esker South, Lucan, Co Dublin

**Location:** 8, Johnsbridge Grove, Esker South ,Lucan, Co Dublin

**Applicant Name:** Ciprian Militaru

**Application Type:** Permission

(SW)

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

Site Area: stated as 0.026

### **Site Description**

The subject site is a semi-detached dwelling in an established area. The dwelling has a hipped roof. The area is characterised by similar dwellings.

### **Proposal**

- The **conversion of existing attic space comprising of modifications of existing roof structure**, raising of existing gable c/w window, new access stairs and
- **flat roof dormer** to the rear of the property at 8 Johnsbridge Grove, Esker South, Lucan, Co Dublin

### **Zoning**

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

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### **Consultations**

Water Services – no report received at time of writing.

Roads – No objections.

Irish Water - no report received at time of writing.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

CDP Maps indicate the site is located within Weston Aerodrome Airport Surface

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

None.

### **Relevant Planning History**

*Subject site*

None

*Adjacent sites*

None.

### **Relevant Enforcement History**

None recorded for subject site according to APAS.

### **Pre-Planning Consultation**

None recorded for subject site according to APAS.

### **Relevant Policy in South Dublin County Council Development Plan 2022-2028**

GI1 Objective 4:

To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

GI2 Objective 4:

To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.

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GI4 Objective 1:

To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

*Policy QDP7: High Quality Design – Development General* Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

*Policy QDP11: Materials, Colours and Textures* Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

*Policy H11: Privacy and Security* Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

### *6.8.2 Residential Extensions*

*Policy H14: Residential Extensions* Support the extension of existing dwellings subject to the protection of residential and visual amenities.

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

### *Policy G11: Overarching*

*G11 Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial, and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage, and enhance GI resources providing links to local and countywide GI networks.*

*Policy E3: Energy Performance in Existing and New Buildings* Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.

*Policy E4: Electric Vehicles* Promote the delivery of EV charging facilities in accordance with relevant regulations and national and regional policy and guidance. (See also Chapter 7: *Sustainable Movement* and Chapter 12: *Implementation and Monitoring*)

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*Policy SM7: Car Parking and EV Charging* Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.

*Policy IE1: Overarching Policy* Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

*Policy IE2: Water Supply and Wastewater*

*Policy IE3: Surface Water and Groundwater*

*Policy IE4: Flood Risk*

*Policy IE7: Waste Management*

*Policy IE8: Environmental Quality*

*12.3.1 Appropriate Assessment*

*12.3.2 Ecological Protection*

*12.3.3 Environmental Impact Assessment*

*12.4.1 Green Infrastructure Definition and Spatial Framework*

*12.4.2 Green Infrastructure and Development Management* All planning applications shall demonstrate how they contribute to the protection or enhancement of Green Infrastructure in the County through the provision of green infrastructure elements as part of the application submission:

Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. This should clearly incorporate GI elements and provide links to local 'Stepping-Stones', Cores and Corridors where appropriate. Some smaller scale development may require more detailed GI Infrastructure Plans. Depending on location and context of the site, this will be decided on a case-by-case basis.

Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following:

- tree and hedgerow removal;
- tree and hedgerow retention;
- new tree and hedgerow planting.

This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.

**Green Space Factor (GSF)**

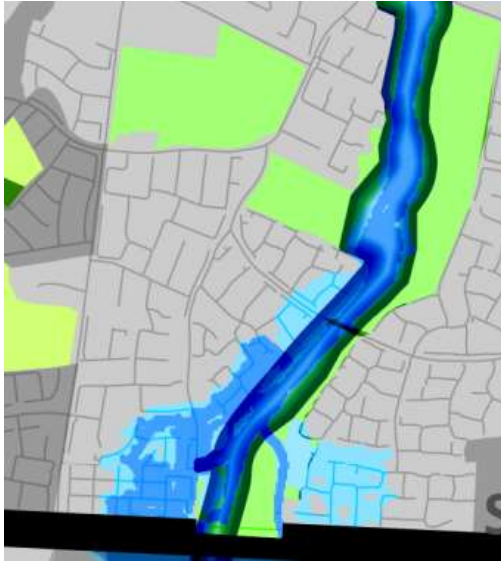
The GSF is a score-based requirement that establishes minimum standards for landscaping and GI provision in new developments. Minimum scoring requirements are based on the land-use zoning of a site (See GI5 Objective 4), this applies to all development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m.

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### 12.4.3 Riparian Corridors (not within an identified area)



## 12.5 Quality Design and Healthy Placemaking

## 12.6 Housing - Residential Development

### 12.6.7 Residential Standards

### 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.

### 12.7.4 Car Parking Standards

*Table 12.26: Maximum Parking Rates (Residential Development)*

### 12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

### 12.7.6 Car Parking Design and Layout

### 12.11.1 Water Management

#### (i) Flood Risk Assessment

Proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail.

#### (ii) Surface Water

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Development proposals should provide suitable drainage measures in compliance with the *South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022*.

(iii) Sustainable Urban Drainage System (SuDS)

In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).

(iv) Groundwater

(v) Rain Water Harvesting

### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension design guide contains the following guidance on house extensions, including for altering the roof profile and attic conversions and dormer windows:

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.*

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.*

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### **Relevant Government Guidelines**

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.

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).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

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

The proposed development is consistent in principle with zoning objective RES – *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

In accordance with 12.4.2 Green Infrastructure and Development Management. Applications for extensions or single houses will also require the submission of a GI Infrastructure Plan which may be incorporated into the proposed landscape plan. The proposal for an attic conversion is not considered to constitute an 'extension'

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### *Visual and Residential Amenity*

#### Change in roof profile

The proposed development would involve extending the existing hipped roof to a gable end roof. Under the House Extension Design Guide "*Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street*". The streetscape and wider area consist largely of semi-detached dwellings with hipped roofs. It is therefore considered that the proposed full gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. **The applicant should be requested to address this by way of submitting Additional Information.** As a result of any changes to the proposed roof profile the applicant should ensure that the proposed dormer extension is appropriately located on the roof and the edge of the dormer should not go beyond the intersection of the main roof ridge and that of the 'Dutch' hip roof.

The proposed Dutch Hip should not be token and should maintain the same angle as the existing hip and should have regard to the head height for attic stairwell.

The materials to be used for the roof would match existing. This is considered to be in compliance with the Design Guide.

It is noted that a window is proposed in the new gable that may be impacted as a result of the amended roof design.

#### Attic conversion/dormer window

The proposed development would provide for the construction of a flat-roofed dormer extension on the rear slope of the roof. The House Extension Design Guide recommends that dormers are set at least 100mm from the ridge of the roof and at least three tile courses from the eaves. The rear dormer extension would meet these requirements. It should be noted that changes may be required to the rear dormer as a result of the changes to the roof profile. This dormer is not in a prominent location and its design is considered acceptable.

The submitted drawings state that the external finishes would match existing.

It is noted that the internal height would be less than 2.4m. The attic conversion is, therefore, not considered habitable.



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### ***Green Infrastructure***

The subject application does not result in any increase in the footprint of the subject house on an established suburban residential site. The site is not located within a Primary GI Corridor or Secondary GI Link as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Having regard to the extent of private amenity grassland retained it is considered that the subject development has incorporated Green Infrastructure and will protect, manage, and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

### ***Services and Drainage***

Water Services has not provided comments. Given the proposal relates to an attic conversion, there would be no impact on services in this instance.

### ***Screening for 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 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.

### ***Screening for Appropriate Assessment***

On the basis of the information on file, which is considered adequate to undertake a screening determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

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### Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required, to ensure the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, 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.

### Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. It is considered that the proposed full gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore the applicant is requested to redesign the roof profile which may include for and incorporate a 'Dutch' half-hipped roof. Please ensure that the 'Dutch' hip is not token. As a result of any changes to the proposed roof profile the applicant should ensure that the proposed dormer extension is appropriately located on the roof and that the side of the dormer does not go beyond the intersection of the existing roof ridge and that of the proposed 'Dutch' hip.

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**REG. REF. SD22B/0270**

**LOCATION: 8, Johnsbridge Grove, Esker South ,Lucan, Co Dublin**

pp. S. Watson  
**Colm Harte,**  
**Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:**

8/8/22

  
**Eoin Burke, Senior Planner**