

# Comhairle Chontae Atha Cliath Theas

**PR/1061/22**

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

**Reg. Reference:** SD22B/0295      **Application Date:** 24-Jun-2022  
**Submission Type:** New Application      **Registration Date:** 24-Jun-2022  
**Correspondence Name and Address:** Jake Lockhart 51, Belgard Green, Tallaght, Dublin 24  
**Proposed Development:** Conversion of existing attic space comprising of a modification of existing roof structure, raising of existing gable wall to include new window at attic level and dutch hip, adding a new internal access stairs and flat dormer to rear.  
**Location:** 8, Canonbrook Court, Lucan, Co. Dublin  
**Applicant Name:** Jimmy Sheridan  
**Application Type:** Permission

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

#### **Site Description**

The site is located towards the centre of Cannonbrook Court, 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 and sloped roof profile.

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

#### **Site Area**

Stated as 0.0206 Ha.

### **Proposal**

Permission is sought for:

- Conversion of the existing attic space and provision of a rear dormer which projects approximately 3.14m out from the roof profile and spans an approximate width of 3.68m.
- Associated modifications to the roof profile comprising the extension of the existing ridge line to form a new half-hip to the side (western) elevation and raising the gable wall up to facilitate an access stair to the proposed attic storage space and the addition of a window at attic level.
- All ancillary site works above and below ground.

# Comhairle Chontae Atha Cliath Theas

**PR/1061/22**

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

### **Zoning**

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2022-2028.

### **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 report received at time of writing.

Parks and Public Realm Department – No objection.

### **Screening for Strategic Environmental Assessment**

No overlap indicated with relevant environmental layers.

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

Last date for Submissions/Observations – 28<sup>th</sup> July 2022.

None received.

### **Relevant Planning History**

#### **Subject Site**

No recorded Planning History recorded for the subject site.

#### **Adjacent Sites**

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

### **Relevant Enforcement History**

None recorded for the subject site.

### **Pre-Planning Consultation**

None recorded.

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

*Chapter 4 Green Infrastructure*

*Section 4.1 Methodology*

*GII 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.*

# **Comhairle Chontae Atha Cliath Theas**

**PR/1061/22**

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

### *Section 4.2.1 Biodiversity*

*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.*

### *Section 4.2.2 Sustainable Water Management*

*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.*

### *Section 6.8.2 Residential Extensions*

*Policy H14: 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).*

### *Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)*

*Policy IE3: Surface Water and Groundwater*

*Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.*

## *Chapter 12 Implementation and Monitoring*

### *Section 13.5.8 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.*

# Comhairle Chontae Atha Cliath Theas

PR/1061/22

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

### 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

- *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)

# Comhairle Chontae Atha Cliath Theas

**PR/1061/22**

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

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council policy.
- Residential and Visual Amenity.
- Green Infrastructure
- Drainage and Water Services.
- 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 South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide (2010).

### **Residential and Visual Amenity**

The proposed development shall be assessed 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 2022-2028 and the South Dublin County Council House Extension Design Guide (2010).

The proposed development includes the conversion of the existing attic space and provision of a rear dormer which projects approximately 3.14m out from the roof profile and spans an approximate width of 3.68m.

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)'*

The proposed dormer appears to be located at least 3 No. tile courses above the eaves line and 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

# Comhairle Chontae Atha Cliath Theas

PR/1061/22

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

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 (western) elevation at the top of the stairwell providing access to the converted attic space. It is not indicated on the drawings whether the materiality of this window is intended to 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 8.17m. 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 westernmost 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. However, in this instance it is noted that the adoption of a full hipped roof profile may unacceptably reduce the head height of the access stairs. It is therefore considered appropriate in this instance to require the Applicant by way of **CONDITION** to provide plan, sectional and elevational drawings demonstrating the re-design of the proposed roof profile to increase the half-hipped element.

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. It is unclear from the drawings and documents provided by the Applicant whether the space is to be utilised as a habitable room or a non-habitable storage space. For the purposes Should the Planning Authority be minded to Grant Permission, and should the Applicant intend to utilise the space as a habitable room, a **CONDITION** should be attached requiring the Applicant to provide detailed floor plans which demonstrate the layout of the attic room and its compliance with the relevant Building Regulations.

# Comhairle Chontae Atha Cliath Theas

## PR/1061/22

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

#### **Green Infrastructure**

The subject site is located within a Rural Fringe Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028). However, having regard to the nature and scale of the proposed development, an attic conversion which will not increase the floorplate of the dwelling, the proposal will not result in the loss of any grassland or permeable surfaces and will therefore not adversely impact the Green Infrastructure Network.

#### ***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.

#### **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 an attic conversion 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.

# Comhairle Chontae Atha Cliath Theas

## PR/1061/22

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

#### Other Considerations

<b>Development Contributions</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq m)</b>
Habitable Residential Extension	0 sq m
Previous Extensions	14.44 sq m
Assessable Area	0 sq m

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq m)</b>
Residential Extension (Attic Conversion and Dormer Extension)	26.34 sq m
<b>Land Type</b>	<b>Site Area (Ha)</b>
Brownfield / Urban Consolidation	0.0206 Ha

#### Conclusion

The proposed development of this planning application is in accordance with the provisions of the South Dublin County Development Plan 2022-2028 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.

#### 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, save as may be required



# Comhairle Chontae Atha Cliath Theas

**PR/1061/22**

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

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. Attic Space Use.

The attic space shall be used as storage non-habitable space only. Should the Applicant wish to utilise the space as a habitable room a separate Planning Application shall be required, which will be subject to a complete assessment.

REASON: To ensure the development as approved is consistent with the restrictions of the Building Regulations in the interests of public safety and the proper planning and sustainable development of the area

3. 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) Adoption of opaque glazing to the new attic level window in the western (side) elevation.

(ii) Amendment of the proposed roof profile of the dwelling to increase the half-hipped element of the 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.

4. (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

# **Comhairle Chontae Atha Cliath Theas**

**PR/1061/22**

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

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.

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.

# **Comhairle Chontae Atha Cliath Theas**

## **PR/1061/22**

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

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 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/1061/22**

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

**REG. REF. SD22B/0295**

**LOCATION: 8, Canonbrook Court, Lucan, Co. Dublin**

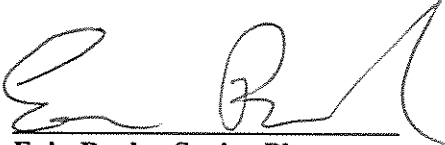
*Colm Harte*

**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:**

18/8/22

  
**Eoin Burke, Senior Planner**