

Comhairle Chontae Atha Cliath Theas

PR/1107/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0211 **Application Date:** 12-May-2022
Submission Type: Additional **Registration Date:** 03-Aug-2022
Information

Correspondence Name and Address: H2b Architects 20, Moyview, Kildalkey, Navan, Co. Meath

Proposed Development: Attic conversion, raising of gable end to change roof profile with dormer projecting window to rear for playroom/storage use, 2 'Velux' to front roof and all associated site works.

Location: 59, Beaufort Downs, Dublin 14

Applicant Name: Tony and Grace McCauley

Application Type: Permission

(NM)

Description of Site and Surroundings:

Site Area: Stated as 0.0192 Hectares.

Site Visit: 22/06/2022

Site Description:

The subject dwelling is a two-storey semi-detached residential unit with a hip roof. Beaufort Downs is a residential estate off the Grange Road in Rathfarnham with a relatively uniform building line and characterised by similar architectural design.

Proposal:

The proposed development consists of:

- Attic conversion,
- Raising of gable end to change roof profile
- Dormer projecting window to rear for playroom/storage use,
- 2 'Velux' to front roof and all associated site works.
- Total works area comprises 26.35sqm

Zoning:

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

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Consultations:

Surface Water Drainage – No report received

Irish Water – No report received

SEA Sensitivity Screening

No overlap indicated.

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject Property

None

Adjacent Properties

SD18B/0282 - 20, Beaufort Downs, Dublin 14 – **Permission Granted** for (1) Attic conversion that includes the construction of a new dormer window to the rear elevation, the reconstruction of existing hipped roof to form a mini hip with gable, two roof lights to the front elevation and (2) the reconstruction of the existing hipped porch roof on the front elevation to form a flat roof, together with all associated site works.

SD18B/0187 - 6, Beaufort Downs, Rathfarnham, Dublin 14 – **Permission Granted** to (a) Demolish existing front porch and construct new front porch; (b) construct a single storey rear extension; (c) convert & renovate existing attic space to storage room including a dormer window to rear of roof with a change of roof profile & extend northeast gable to incorporate stairs to attic; (d) carry out internal alterations & all associated site development works.

SD14B/0306 - 121, Beaufort Downs, Dublin 14 - **Permission Granted** for rear dormer extension and attic conversion including reconstruction of existing hipped roof to form a mini hip with gable and Velux rooflight to front elevation.

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.

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Policy H18 Objective 2:

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 11.2.7 Building Height

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 11.4.2 Car Parking Standards

Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

Dormer Windows

- *Use materials to match the existing wall or 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 three tile courses).*

Relevant Government Guidelines

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).

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

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and visual amenity
- Services and drainage
- Appropriate Assessment
- Environmental Impact Assessment (EIAR)

Zoning and Council Policy

A conversion of an attic with a rear dormer window in a residential dwelling is consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the County Development Plan.

Residential & Visual Amenity

Residential

The proposed development comprises of an attic conversion and dormer window totalling 26.35sqm to provide storage space and a WC.

No drawings indicate the internal floor to ceiling height of the attic (no section drgs submitted). In any event, description of development states playroom/storage. A note can be attached that if attic is to be used as a habitable room it must comply with the building regulations.

The dormer window is set in from the adjoining dwelling to the south by approximately 1m which is considered appropriate. The dormer will have three windows overlooking the western facing rear garden which should not lead to any substantial overlooking. Overall, the proposed development should not seriously injure the residential amenity of the area.

Visual

The proposed development requires a change of roof type from hip pitched to a gable pitched roof requiring the gable wall to be raised. This would be out of character with the established pattern of development in the area and as such would not be acceptable. The applicant should allow for a half hip roof that should match the angle of the existing roof and should not be a token hip and **further information** is required to establish how this can be achieved. The dormer roof is set back from the eaves an appropriate distance.

The front Velux rooflights would be visually acceptable.

Drainage

No report received at the time of writing but given the scale and nature of the proposed development, the standard conditions should apply.

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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 conversion of an attic space, new dormer window and changing the roof profile.

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.

Development Contributions Assessment Overall Quantum

Non Habitable Attic Conversion: 26.35sqm
Previous Extensions Approx: 25.16sqm (Rear Ext) 1.93sqm (Front Porch)
Assessable Area: NIL

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 26.35sqm
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.0192ha

Conclusion

Additional information should be sought from the applicant to address the change in roof profile so that it changes from a gable end to a Dutch Hip.

Recommendation: Request further information.

Further Information requested on 6th July 2022.
Further Information received on 3rd August 2022.

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Assessment

The following further information was requested:

The applicant is requested to submit revised drawings to include floor plans and elevations showing a change in roof type from a pitched roof to a Dutch Hip which 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 drawings should also include a section to indicate the proposed floor to ceiling height.

The applicants architect submitted the following:

- Drawing No: 2022/1/48 R1 – Proposed Elevations
- Drawing No: 2022/1/40 R1 – Proposed Plans
- Drawing No: 2022/1/40 R1 – Existing Plans
- Further Information Cover Letter

The submitted drawings show a Dutch hipped roof that matches the angle of the existing roof as requested in proposed rear, front and side elevations which is considered acceptable. The applicant has also provided section B-B that indicates an internal height of 2.1m at the stairwell giving sufficient head height to allow access to the attic area. The internal height of the attic room will be 2m. It considered that the applicant has addressed the issues as highlighted and overall, the proposed development would not seriously injure the residential or visual amenities of the area.

Development Contributions Assessment Overall Quantum

Non-Habitable Attic Conversion: 26.35sqm
Previous Extensions Approx: 25.16sqm (Rear Ext) 1.93sqm (Front Porch)
Assessable Area: NIL

SEA Monitoring Information

Building Use Type Proposed: Residential- Extension
Floor Area: 26.35sqm
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.0192ha

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the development proposed it is considered that, subject to the 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.

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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 3rd August 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 a minimum thickness surround of 150mm Concrete Class B.

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(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.

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

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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 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.

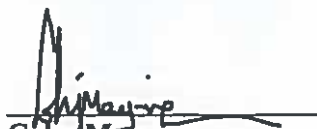
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REG. REF. SD22B/0211

LOCATION: 59, Beaufort Downs, Dublin 14


Colm Maguire,
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:

29/8/22


Colm Harte,
Senior Executive Planner