

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0247 **Application Date:** 30-May-2022
Submission Type: Additional **Registration Date:** 09-Aug-2022
Information
Correspondence Name and Address: Liam Baker 19, Aranleigh Gardens, Rathfarnham,
Dublin 14
Proposed Development: Attic conversion for storage with dormer window to
the front roof area, raised gable to the side with new
gable window.
Location: 13, Orwell Park Heights, Dublin 6w
Applicant Name: David Walsh
Application Type: Permission

Description of Site and Surroundings:

Site Area

0.0227 Hectares.

Site Description

The application site is located within the established Orwell Park Heights residential estate and contains a semi-detached two-storey dwelling. The surrounding streetscape of Orwell Park Heights is generally characterised by semi-detached two-storey dwellings of similar appearance and form. The subject site is located towards the southern end of a row of semi-detached dwellings which have a uniform building line which follows the line of the road.

The existing semi-detached two-storey dwelling contains a hall, sitting room and kitchen/family room at ground floor level and 3 No. bedrooms and a family bathroom at first-floor level. The roof profile of the dwelling is hipped with a ridge level of c. 8.05m.

Proposal:

Permission is being sought for the following:

- Conversion of the attic level to provide approximately 26 sq. m additional non-habitable (storage) floor area.
- Provision of a dormer extension to the front at attic level, which projects approximately 1.7m out from the roof, has an approximate width of 3m and with an approximate height of 2.2m.
- Associated alterations to the roof profile of the existing roof resulting in the existing hipped end roof changing to a half hip and the removal of the chimney.
- Addition of 1 No. new window to the side (southern) elevation 3 No. rooflights to the rear pitch of the roof.

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

- All ancillary site works above and below ground.

Zoning:

The subject 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.

SEA Sensitivity Screening

No overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

Submission expiry date – 4th July 2022.

No submissions or objections received.

Relevant Planning History

None recorded for subject site.

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.

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).

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

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 general guidance on house extensions and specific guidance on side 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.'*

Front extensions:

- *Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, type, proportion, and sill details.*
- *Reflect the roof shape and slope of the main house.*
- *Match or complement the materials used in the main house.*
- *Try to expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.*

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.*

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

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

The following deficiencies and discrepancies have been identified in the drawings provided by the Applicant:

- **Levels/Contours - Levels/Contours and Finished Floor Levels** – 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'*.

It is noted that Finished Floor Levels have not been included on the floor plans and some of the elevations. However, having regard to the nature of the proposed development (attic conversion and proposed dormer) and the inclusion of principal dimensions on the elevational drawings, it is considered that the lack of levels/contours does not prevent an assessment of the proposal.

- **Annotation** - It is noted that the proposed front elevation is incorrectly annotated as *'Rear Elevation (East) (Proposed).'* It is considered that this discrepancy in the drawing annotations is not sufficient enough to prevent an assessment of the proposal.

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

Assessment

The main issues for assessment relate to:

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

Zoning and Council Policy

The extension to an existing dwelling comprised of an attic conversion is consistent with the principle of the 'RES' zoning objective and would generally be in compliance with South Dublin County Development Plan 2016-2022 and the South Dublin County Council House Guide (2010).

Visual and Residential Amenity

The proposed development includes the addition of a dormer to the front pitch of the roof profile which projects approximately 1.7m out from the roof, has an approximate width of 3m and with an approximate height of 2.2m.

In considering the potential for the proposed dormer to impact the visual and residential amenity of the subject site, adjacent properties and surrounding streetscape, the following extracts from the South Dublin House Extension Design Guide (2010) are of particular note:

'Respect the appearance and character of the house and local area

Reflect the roof shape and slope of the main house.

Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.'

A concern arises that the proposed front dormer would impact the visual amenity and character of the streetscape along Orwell Park Heights. The combination of the removal of the chimney, the addition of a dormer to the front pitch and the alteration of the roof profile from a hipped to half-hipped typology would significantly alter the appearance of the dwelling and as such render it inconsistent with the prevailing character of the adjacent streetscape. The proposal therefore does not respect the appearance and character of the house and local area.

Insufficient rationale or justification has been provided by the Applicant of the siting of the proposed dormer to the front pitch of the roof profile rather than to the rear. The siting of the proposed dormer to the front pitch of the roof profile would result in a dominant addition to the roofscape. It is considered that the location of the dormer to the rear pitch would be more appropriate as it would not be visible from the adjacent public realm and would therefore lessen the impact on the character of the streetscape. In this regard the Applicant should be requested to provide **ADDITIONAL INFORMATION** demonstrating the re-design of the proposed dormer

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

altering the location to the rear pitch of the dwelling. In re-designing the proposed dormer, the Applicant should have regard to the content of the South Dublin County House Extension Design Guide (2010), specifically regarding the location of dormers below the ridge line of the roof profile (by at least 100mm) and at least 3 No. tiles courses above the eaves line.

Having regard to the proposed modification of the existing roof structure, it is noted 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 House Extension Guide (2010) states that the roof of side extensions should match the shape and slope of the existing house. Whilst the ridge line and general shape of the proposed amendments to the roof profile largely matches the roof profile of the existing house, it is noted that the southernmost end of the proposed roof presents a form of half-hipped profile, which is considered ‘token’ in nature. This alteration to the roof profile does not reflect the roof shape and slope of the existing dwelling. The subject site is located in a visually prominent area, addressing the main circulation route for Orwell Park Heights which connects to Orwell Road, approximately 110m to the north and is located adjacent to the junction with Orwell Park Dale, as such the existing dwelling is in a highly visible location.

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 genuine half hipped roof profile. It is considered that having regard to the content of the South Dublin House Extension Design Guide (2010) and the prominent location of the subject site that a re-design is required to ensure the provision of a more visually consistent design would enable the proposal to integrate seamlessly into the receiving environment. This can be achieved by way of **ADDITIONAL INFORMATION**.

It is noted that a window is proposed at attic level in the side (southern) elevation at the top of the stairwell providing access to the converted attic space. Although not 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.

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. According to the development description of the Statutory Notices, the conversion is proposed as a non-habitable 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.

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

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.

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.

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 conversion of an attic space within an existing dwelling to non-habitable storage space and 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.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan and the overall design and scale of the development proposed it is considered that, whilst the principle of the proposed development is accepted, significant concerns arise regarding the potential for the proposal to significantly impact the visual and residential amenity of the area and alter the character of the streetscape. It is therefore considered that the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-design the proposed development to ensure it is in accordance with the proper planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

Recommendation

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

1. The Applicant is requested to provide revised plan, sectional and elevational drawings demonstrating:
 - (i) The re-location of the proposed dormer to the rear pitch of the roof. In re-locating the dormer, the Applicant should have regard to the content of the South Dublin County House Extension Design Guide, specifically that the dormer should be located below the ridgeline of the existing dwelling (by at least 100mm) and at least 3 No. tile courses above the eaves line.
 - (ii) The applicant shall redesign the proposed roof profile to provide a larger hipped element.

Additional Information

Additional Information was requested on 25th July 2022.

Additional Information was received on 9th August 2022.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 9th August 2022:

- Cover Letter prepared by Kevin Tiernan Planning Consultant and Architectural Designer dated 9th August 2022.
- Existing/Proposed Layouts drawing prepared by Kevin Tiernan Planning Consultant and Architectural Designer.
- Existing/Proposed Elevations drawing prepared by Kevin Tiernan Planning Consultant and Architectural Designer.

The Additional Information provided by the Applicant will be assessed below in the context of the Additional Information requested by the Planning Authority on 25th July 2022:

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

Additional Information Item No. 1

The Applicant has provided revised drawings which show the relocation of the proposed dormer to the rear pitch of the existing dwelling. The drawings appear to show the proposed dormer at least 100mm below the ridge line of the dwelling and 3 No. tile courses above the eaves line. The location of the dormer can be secured by way of **CONDITION**.

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 considered that the revisions have addressed the concerns regarding the potential for the proposed development to impact on the residential and visual amenity of the subject site, adjacent properties, and the surrounding streetscape.

It is considered that Additional Information Item No. 1 has been satisfactorily addressed.

Other Considerations

South Dublin County Development Plan 2022-2028

The South Dublin County Development Plan 2022-2028 was adopted on 3rd August 2022. It is noted that the zoning of the subject site remains Objective 'RES'.

Green Infrastructure

The subject site is located within the Dodder River 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.

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

Development Contributions

Development Contributions	
Building Use Type Proposed	Floor Area (sq.m)
Habitable Floor Area	0 sq m
Assessable Area	0 sq m

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Attic Conversion (Non-habitable storage space)	24 sq m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0227Ha

Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028 and the Additional Information provided by the Applicant, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to the 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.

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

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, and as amended by Further Information received on 9th 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. Prior to the commencement of development the Applicant shall submit for the written agreement of the Planning Authority plan, sectional and elevational drawings for the proposed development indicating the following:
 - (i) Adoption of opaque glazing to the new attic level window in the side elevation at the top of the access stairs.
 - (ii) Confirmation that the rear dormer is located at least 100mm below the ridge height and 3 No. tile courses above the eaves line of the existing dwelling.
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 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.

Comhairle Chontae Atha Cliath Theas

PR/1122/22

Record of Executive Business and Chief Executive's Order

(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/1122/22

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/1122/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0247

LOCATION: 13, Orwell Park Heights, Dublin 6w

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:

2/9/22

Eoin Burke
Eoin Burke, Senior Planner