

Comhairle Chontae Atha Cliath Theas

PR/1125/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0246 **Application Date:** 30-May-2022
Submission Type: Additional **Registration Date:** 12-Aug-2022
Information

Correspondence Name and Address: Pauline Clarke

Proposed Development: New ground floor porch and bay window extension to the front elevation and the conversion of attic space with new dormer roof to the rear and 2 Velux rooflights to the front.

Location: 15, Westbrook Park, Lucan, Dublin

Applicant Name: Pauline Clarke

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 0.0254 Hectares on the application form.

Site Visit: 22nd of June 2022.

Site Description

The subject site is located on Westbrook Park within an existing housing estate in Lucan. The site consists of a two storey, semi-detached dwelling with a pitched roof. The adjoining house is currently used as a childcare facility. The streetscape consists of housing of a similar form and character.

Proposal

Permission is being sought for a new ground floor porch and bay window extension to the front elevation and the conversion of attic space with new dormer roof to the rear and 2 Velux rooflights to the front.

Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

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Consultations

Water Services – no report received at the time of writing this report.

Irish Water – no report received at the time of writing this report.

Roads Department – no objection subject to conditions.

Public Realm – no objection subject to conditions.

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

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject site

None.

Adjacent and surrounding sites

SD20B/0034 1 Westbrook Park

Single storey front extension with bay window and pitched roof over to include new front entrance porch and extension to sitting room. **Permission granted.**

Condition No. 2

Amendments.

No part of the proposed front porch extension shall extend further than 1.5m from the front building line of the existing dwelling.

REASON: To protect the amenities of the adjoining dwelling.

SD13B/0303 27 Westbrook Park

Single storey extension to the front of existing house, extending existing living room and hall including all associated site works. **Permission granted.**

Condition No. 2

The development hereby approved shall incorporate the following amendments:

(i) The depth of the proposed ground floor front extension shall be reduced to a maximum of 1.5 metres from the front wall of the existing house, with the projecting bay feature being no more than 2.0m from the front wall of the existing house.

REASON: In the interest of visual amenity.

SD13B/0302 25 Westbrook Park

Single storey extension to the front of existing house, extending living room and hall including all associated site works. **Permission granted.**

Condition No. 2

The development hereby approved shall incorporate the following amendments:

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(i) The depth of the proposed ground floor front extension shall be reduced to a maximum of 1.5 metres from the front wall of the existing house, with the projecting bay feature being no more than 2.0m from the front wall of the existing house.

REASON: In the interest of visual amenity.

SD10B/0142 17 Westbrook Park

Single storey extension incorporating porch to front of house and retention of existing widened vehicular entrance. **Permission and retention permission granted.**

S00B/0014 9 Westbrook Park

Construct a single storey extension to front. **Permission granted.**

S00B/0013 11 Westbrook Park

Construct a single storey extension to front and rear of existing dwelling. **Permission granted.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

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).

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

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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 11.7.1 Energy Performance in Existing Buildings

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including front extensions 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.*

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.*
- *Keep front boundary walls or railings, particularly if they are characteristic of the street or area.*
- *Try to maintain a minimum driveway length of 6m.*
- *Where an integrated garage is to be incorporated into an extension, doors should be recessed by at least 30-50cm from the front wall of the extension and the garage door designed to include vertical elements.*
- *Avoid extensions that are dominant or overlarge in relation to the scale and appearance of the house.*
- *Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.*
- *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.*

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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 overdominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.*

Relevant Government Guidelines

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

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

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).

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).

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Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Street Trees;
- 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.

Visual and Residential Amenity

Ground floor porch and bay window extension to the front elevation

The proposed development would provide for a single storey extension to the front of the existing house onsite. This extension would extend from the front building line by approx. 1.94m and including the bay window by approx. 2.3m. The House Extension Design Guide states to *'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'*. The proposed front extension would be approx. 7.5m from the front boundary and therefore leave sufficient room to park a car onsite.

There have been a number of front extensions permitted on dwellings along Westbrook Park. The permitted depths of these front extensions range from 1.5m to 2.25m. It is noted that the front extensions with permitted depths of 2.2m and 2.25m (Nos. 9 and 11) were permitted before the introduction of the House Extension Design Guide (2010).

Given the above, it is considered that an extension with a depth larger than 1.5m would be acceptable, however, it should match the building line of directly adjoining properties. The house (No. 13) adjoining the subject house does not currently have a front extension. The adjoining site to the south-east (No. 17) has a front extension permitted at 1.7m from the front wall of the house and the bay window feature 2.1m from the front wall of the house.

The proposed front extension should therefore be amended to match the depth of the front extension at No. 17 Westbrook Park. **This should be requested via additional information.**

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No existing or proposed contiguous elevational drawings of the development have been submitted. This should also be **requested via additional information**.

The proposed extension would have a mono-pitch roof with a pitched roof element over the front door. The proposed materials and finishes would match the existing house. This is considered to be in compliance with the House Extension Design Guide.

Conversion of attic space with new dormer roof to the rear

The proposed development would also provide for the construction of flat roof dormer extension to the rear of the existing house. The House Extension Design Guide 2010 recommends that dormers are set at least 100mm from the ridge of the roof and at least 3 tile courses from the eaves. The proposed rear dormer would be sufficiently setback from the roof ridge and eaves. It would also be sufficiently setback from the sides of the roof.

The proposed attic conversion would have a floor to ceiling height of approx. 1.8m. This is below the minimum floor to ceiling height required for a habitable room as per the Building Regulations, as amended. A note should be attached in the event of a grant of permission stating that in order to use this floor level for habitable space it must comply with the Building Regulations.

The dormer extension would be approx. 16.5m from the rear boundary wall. It is not considered that the dormer window would create unacceptable levels of overlooking to neighbouring properties or gardens.

The proposed materials and finishes would match the existing house. This is considered to be in compliance with the House Extension Design Guide.

Access and Parking

No changes to access or parking are proposed. The Roads Department have reviewed the proposed development and have no objection subject to a condition that vehicles exit the site in forward direction. It is not considered that this is enforceable condition and should therefore not be included in the event of a grant permission.

Street Trees

Public Realm have reviewed the proposed development and have no objection subject to a condition that street trees are protected. Only changes to the existing house are proposed, which are not in proximity to the public realm. Therefore, it is not considered necessary to attach this condition in the event of a grant of permission.

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Services and Drainage

No reports were received from Water Services and Irish Water. Standard conditions should apply in the event of a grant of permission.

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

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves front extension, dormer extension and attic conversion.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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 Development Plan 2016-2022 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, 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

Request Additional Information.

Additional Information

Additional Information was requested on the 25th of July 2022

Additional Information was received on the 12th of August 2022 (not deemed significant).

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South Dublin County Development Plan 2022-2028

Since the additional information request the South Dublin County Development Plan 2022-2028 has come into effect as of the 3rd of August 2022. The additional information submitted will be assessed under this Plan.

Assessment

Item 1 Requested

It is considered that a front extension with a depth larger than 1.5m would be acceptable, however, it should match the building line of directly adjoining properties. The adjoining site to the south-east (No. 17) has a front extension permitted at 1.7m from the front wall of the house and the bay window feature 2.1m from the front wall of the house. The proposed front extension should therefore be amended to match the depth of the front extension at No. 17 Westbrook Park. The applicant is requested to submit a full set of revised drawings showing these changes. Existing and proposed contiguous front and rear elevational drawings should also be submitted.

Applicant's Response:

The applicant has submitted revised drawings showing that the front extension would extend approx. 1.7m and the bay window approx. 2.1m from the front building line.

Existing and proposed contiguous elevational drawings of the development have also been submitted

Assessment:

The revised proposal is in line with what has previously been permitted along this street, including at the neighbouring site No. 17 Westbrook Park. Under the 2022-2028 CDP the following is noted:

*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.*

It is therefore considered that this item has been satisfactorily addressed.

Development Contributions

Front extension 8sq.m

Attic conversion (non-habitable) 25.4sq.m

No previous extensions so 40sq.m exemption applies

Assessable area = Nil

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SEA monitoring

Building Use Type Proposed: Residential extensions

Floor Area: 8sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0254 Hectares.

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, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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 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, and as amended by Further Information received on the 12th of 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,

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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.

(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

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Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant 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: 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/0246

LOCATION: 15, Westbrook Park, Lucan, Dublin

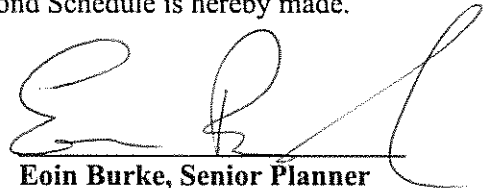


**Sarah Watson,
Executive Planner**

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:

7/9/22



Eoin Burke, Senior Planner