

# Comhairle Chontae Atha Cliath Theas

**PR/1159/22**

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

**Reg. Reference:** SD22B/0332      **Application Date:** 20-Jul-2022  
**Submission Type:** New Application      **Registration Date:** 20-Jul-2022

**Correspondence Name and Address:** Graham McNevin 3, Killakee Gardens, Firhouse, Dublin 24

**Proposed Development:** First floor extension over previously granted porch extension SD18B/0186 with apex roof to face entrance; conversion of existing attic space to non-habitable space with alterations from hipped roof to apex roof facing public green; flat roof dormer to rear and all associated site works.

**Location:** 2, Killakee Court, Firhouse, Dublin 24

**Applicant Name:** Gavin & Suzanne Finnegan

**Application Type:** Permission

(CS)

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

Site Area: stated as 0.029 ha

### **Site Description:**

The corner site is located at No. 2 Killakee Court, Firhouse, Co. Dublin and contains an existing two storey semi-detached dwelling with front and rear garden. The streetscape is characterised by two storey semi-detached dwellings with front and rear gardens. An area of public open space is located immediately east of subject site.

### **Proposal:**

The proposed development consists of the following:

- First floor extension over previously granted front porch extension (SD18B/0186) with pitched roof to face entrance.
- Conversion of existing attic space to non-habitable space with alterations from hipped roof to pitched roof facing public open space.
- Flat roof dormer to rear.
- Proposed works measure c. 22sq.m.

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### **Zoning:**

The subject site is subject to zoning objective RES - '*To protect and / or improve Residential Amenity*' under the South Dublin County Council Development Plan 2022-2028.

### ***SEA Screening***

Overlap identified with the following environmental layers:

- PFRA A 2016
- PFRA B 2016

### **Consultations:**

Surface Water Drainage – No report received

Irish Water - No report received

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

None received.

### **Relevant Planning History**

#### *Application site*

**SD18B/0186:** Single storey porch and living room extension to front, replacement of existing full hip roof to side with new dutch hip incorporating attic conversion with dormer windows to rear.

Decision: **GRANT PERMISSION.**

#### *Adjacent sites*

**SD15B/0038:** 4, Killakee Court, Firhouse Road, Dublin 24.

First floor extension to side of house over garage and ancillary works on foot of previous Planning Ref. S01B/0329.

Decision: **GRANT PERMISSION.**

**S01B/0329:** 4 Killakee Court, Firhouse, Dublin 24.

Garage conversion to study and first floor extension over.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History**

None

### **Pre-Planning Consultation**

None

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

*Section 6.8.2 Residential Extensions*

*Policy H14 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 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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

*Section 12.5.3 Density and Building Heights*

*Section 12.6 Housing – Residential Development*

*Section 12.6.8 Residential Consolidation*

*Extensions*

- The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the *South Dublin County Council House Extension Guide* (2010) or any superseding standards.

*Section 12.6.7 Residential Standards*

*Section 6.7.5 Privacy and Security*

*Section 6.7.4 Internal Residential Accommodation*

*Section 12.10.1 Energy Performance in New Buildings*

*Section 12.3.2 Appropriate Assessment*

*Section 12.3.3 Environmental Impact Assessment*

***The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.***

***Attic conversions and dormer windows:***

- Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
- 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.
- Relate dormer windows to the windows and doors below in alignment, proportion, and character.

***Overlooking and loss of privacy:***

- Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.

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### **Relevant Government Guidelines**

*Sustainable Residential Development In Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage, and Local Government (2008).

*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.

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council policy,
- Residential and Visual Amenity,
- Services and Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

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

The extension of a residential dwelling is consistent in principle with zoning objective 'RES,' subject to compliance with the provisions of the South Dublin County Council House Extension Design Guide (2010), and the relevant detailed policies in the County Development Plan 2022-2028, which will be assessed below.

### ***Residential & Visual Amenity***

#### ***First floor extension over porch with apex pitched element***

The extension will project out from the main front building line by c.0.9m and will span a width of c.2.715m. The ridge height of the proposed apex element will be set below the ridge of the existing dwelling. The extension would integrate reasonably well with the character of the area and would not have a significant adverse impact on residential and visual amenity.

#### ***Non-Habitable Attic Conversion, Change of Roof Profile, Rear Dormer***

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up existing hip roof to side to create a pitched gable roof to allow conversion of attic into non-habitable (storage) space with rear dormer extension and with rear window.

Permission was granted on the site for an attic conversion with 'Dutch Hip' and rear dormer under SD18B/0186.

The rear dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be centrally placed. The dormer will span a width of c.3.6m and will project out from the roof by c.3.6m and there will be no undue overlooking. However, it is considered that the proposed gable roof profile would not be in keeping with the character of the

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surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The applicant should be requested to address this by way of submitting **additional information**. A revised 'Dutch' hip should match the same angle as the existing hipped roof, should be clearly distinguishable from that of a full pitched roof and should not be 'taken' in nature.

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

Although reports for Irish Water or Surface Water Drainage have not been received, in the event of a grant it is considered appropriate to attach standard drainage **conditions**.

### ***Screening for Appropriate Assessment (AA)***

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 house 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.

### ***Screening for Environmental Impact Assessment (EIAR)***

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.

### ***Other Considerations***

#### **Development Contributions**

- First floor extension over previously granted front porch extension (SD18B/0186) with pitched roof to face entrance.
- Conversion of existing attic space to non-habitable space with alterations from hipped roof to pitched roof facing public open space.
- Flat roof dormer to rear.
- Proposed works measure c. 22sq.m.
- Assessable area is nil.

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<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – single storey extension	22
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.029

### **Conclusion**

Request additional information seeking a revised 'Dutch' Hip roof profile.

### **Recommendation**

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

1. It is considered that the proposed pitched gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. A revised 'Dutch' hip should match the same angle as the existing hipped roof, should be clearly distinguishable from that of a full pitched roof and should not be 'token' in nature.

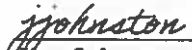
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**REG. REF. SD22B/0332**

**LOCATION: 2, Killakee Court, Firhouse, Dublin 24**

  
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Jim Johnston,  
Senior Executive Planner

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

**Date:** 13/07/22

  
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Gormla O'Corrain, Senior Planner