

Comhairle Chontae Atha Cliath Theas

PR/1249/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0364 **Application Date:** 12-Aug-2022
Submission Type: New Application **Registration Date:** 12-Aug-2022

Correspondence Name and Address: Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14

Proposed Development: Attic conversion for storage with 2 dormer windows to the rear. Side first floor extension for 2 additional bedrooms with raised gable to side. 2 storey front extension with gable. Front bay window extension with pitched roof over. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. Single storey extension to rear. 4 velux windows to the front roof area.

Location: 57, Dodder Road Lower, Dublin 14

Applicant Name: Aidan McLaughlin and Maria McGrath

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.0327 Hectares.

Site Description

The site accommodates a two storey, semi-detached house with a hipped roof and with single storey rear extension. The subject dwelling also has a garage conversion to the side with a flat roof. The development pattern on this road has various extension alterations to the original characterised semi-detached dwellings with hipped roofs. Several houses in the area have extensions or modifications to the front, side, or rear at ground level and over two storeys along this stretch of Dodder Road Lower. The subject site is back from the Dodder Road Lower. The majority of dwellings in the area are two storey semi-detached dwellings with hipped roofs and with a mainly uniform building line. It is noted there is a street tree on the grass verge to the front of the subject site.

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Proposal

Permission is being sought for:

- Attic conversion (storage, non-habitable) with 2 no. rear dormers.
- First floor side extension with raised full side gable to provide for 2 no. additional bedrooms
- 2 storey front extension with apex pitched element.
- Front bay window extension with pitched roof over.
- Widening of front vehicular access from 2.5m to 3.5m.
- Front & side boundary fence 1.8m high. Front gate 1.8m high.
- Single storey extension to rear.
- 4 no. Velux windows to the front roof area.

It is noted that there is a similar current application reg. ref. SD22B0365 for the immediate neighbouring site to the west No.56 Dodder Road Lower. It is noted SD22B/0365 is seeking permission for the following:

- Single storey extension to front with 2 roof windows.
- 2 storey first floor extension to the side and front with gable to the front to give 2 additional bedrooms.
- Raised gable to the side.
- Widening of front vehicular access.
- Raised fencing and gate to front and side of front garden.
- 2 dormer windows to the rear and 1 dormer to the front roof area.
- 1 Velux window to the front roof area.
- Conversion of garage to living area.

Zoning

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

Consultations

Surface Water Drainage – No report received, subject to standard conditions.

Irish Water – No report received, subject to standard conditions.

Roads Department – No objection subject to **conditions**.

Parks Department – Grant with **conditions**.

SEA Sensitivity Screening

No overlap with relevant layers.

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Submissions/Observations /Representations

One submission in objection to the proposal was received. Concerns raised relate to the following:

- Flooding from the adjacent River Dodder.
- Projection of front extension at ground and first floor level.
- Loss of light for neighbouring dwellings due to front extension.
- Negative visual impact on tree lined Dodder Road Lower.
- Devalue neighbouring properties in the vicinity.
- Proposed 1.8m high fence is not needed for security reasons.

The objection/s and submission/s lodged with the application have been considered in the overall assessment of the development

Recent Relevant Planning History

None for subject site.

Adjacent sites

SD20B/0513: 58, Dodder Road Lower, Rathfarnham, Dublin 14.

Ground, first floor and attic extension to the side, front and rear including an attic conversion resulting in an overall increase in floor area from 107sq.m to 240sq.m and from a three bedroom dwelling to a four bedroom dwelling with all drainage and associated site works.

Decision: **GRANT PERMISSION**

SD20B/0109: 52, Lower Dodder Road, Rathfarnham, Dublin 14.

Alterations and extension to existing dwelling comprising of ground floor extension to the side incorporating the garage and to the rear of 82sq.m.; first floor extension to the side over the existing garage and to the rear of 37sq.m.; overall additional area is 119sq.m.; new bay windows and canopy to front; new windows throughout and all drainage and ancillary works.

Decision: **GRANT PERMISSION**

SD17B/0251: 62, Lower Dodder Road, Rathfarnham, Dublin 14.

Domestic extension to existing two-storey semi-detached dwelling comprising; single storey extensions to rear and side; dormer construction to side at first floor and attic levels to accommodate new stairs to attic; new dormer structures to attic level to front and rear; elevational changes; and all ancillary works.

Decision: **GRANT PERMISSION**

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SD15B/0033: 62, Lower Dodder Road, Rathfarnham, Dublin 14.

Conversion of the existing garage to a habitable room including a new 3.5sq.m bay window to the front.

Decision: **GRANT PERMISSION**

SD09B/0143: 33, Lower Dodder Road, Rathfarnham, Dublin 14.

Extension of existing roof to accommodate a bedroom and ensuite in the attic space, rooflights to front and rear and all associated site and landscaping works.

Decision: **GRANT PERMISSION**

S00B/0741: 46 Dodder Road Lower, Rathfarnham, Dublin 14.

Partial demolition of existing garage, demolition of existing chimney and lean-to structure, and construction of new two storey extension to side of existing two-storey house, plus conversion of existing attic space to habitable room, incorporating 2 no. dormer windows.

Decision: **GRANT PERMISSION**

S99B/0212: 53 Lower Dodder Road, Dublin 14.

Alterations to front elevation and re-modelling to main roof.

Decision: **GRANT PERMISSION**

Recent 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 2022-2028

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 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.

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.

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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 12.5.8 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.

National Guidelines & Policy relevant to Development Management in SDCC

Ministerial Guidelines and Policy

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.

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Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage, and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage, and Local Government (2007).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage, and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Access & Parking
- Parks & Landscaping
- Services and Drainage
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity,' subject to the relevant provisions in the County Development Plan 2022-2028 and the South Dublin House Extension Design Guide 2010.

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Residential & Visual Amenity

First floor side extension with raised full side gable & 2 no. rear dormers

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up the existing hip roof to side to create a full pitched gable roof to allow conversion of attic into non-habitable (storage) space with 2 no. rear dormer extension.

The 2 no. rear dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and will be inset slightly from the walls. However, it is considered that the proposed 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 or full hip. The applicant should be requested to address this by way of submitting **additional information**.

The first floor side extension will span a width of c.2.44m and will project the full depth of the existing dwelling and will be built to the boundary with the immediate neighbour to the west (No. 56 Dodder Road Lower). This element of the proposal would integrate reasonably well with the character of the area and with the character of the existing dwelling, subject to the roof profile changes.

2 storey front extension with apex pitched element.

The two storey front extension will project outwards from the main front building line by c.1.5m. At ground floor level the front extension will provide for a larger living room and will provide for part of the proposed office. The ground floor front extension adjacent to the eastern site boundary will form a bay window feature and will have a hipped roof over. This bay window feature will be inset by c.0.5m from the eastern site boundary with No.58 Dodder Road Lower. At roof level the front extension will have an apex pitched element above the first floor whereby it will be set considerably below the ridge of the existing dwelling. The roof of this front extension is steeply pitched and discordant and the pitch should be reduced to be the same angle as the hip of the existing roof. **Further information** should be sought on this.

Single storey rear extension.

The single storey rear extension will project outwards from the main rear building line by c.4.0m and at c.9.0m will span the full width of the existing dwelling and will be built to the boundary with both immediately adjoining neighbours. The extension will have a parapet height of c.3.6m. A reasonable level of private open space will remain post completion and there will be no undue overbearing impact on neighbouring site. This element of the proposal would integrate reasonably well with the character of the area and will not have a significant adverse impact on residential and visual amenity.

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4 no. Velux rooflights to front roof.

This element of the proposal is considered to be broadly acceptable.

Widening of front vehicular access

The applicant proposes to move the existing eastern pillar further eastward to enable the driveway to be widened from 2.5m to 3.5m. In the event of a grant a **condition** shall be attached that the width is limited to a maximum of 3.5m in the interest of visual amenity and to preserve on street car parking. This element of the proposal is discussed further in the Access & Parking section of this report.

Front & side boundary fence & front gate 1.8m high.

The proposed 1.8m height for the front and side boundary fence is considered to be excessive. The proposed 1.8m height for the new gate is also considered to be excessive. It is considered this may be addressed by way of additional information whereby the applicant is requested to submit revised drawings clearly showing the height of boundary treatment to be a maximum height of 0.9m to allow for driver visibility and in the interest of visual amenity.

Access & Parking

A report was received from the Roads Department recommending no objections subject to **conditions**. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

Attic conversion for storage with 2 dormer windows to the rear. Side first floor extension for 2 additional bedrooms with raised gable to side. 2 storey front extension with gable. Front bay window extension with pitched roof over. Widening of front vehicular access. Raised fencing and gate to front and side of front garden. Single storey extension to rear. 4 Velux windows to the front roof area.

Access:

The applicant proposes widening the vehicular entrance from 2500mm to 3500mm. This is considered acceptable by Roads Department.

Car Parking:

The front extension leaves a car parking distance of 9344mm which is considered satisfactory for car parking.

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Visibility:

The applicant proposes to erect a front boundary fence of 1800mm height. This would reduce driver visibility when egressing the property and could result in a hazard for footpath users.



No Roads objections subject to the following conditions:

1. The boundary walls, fences and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
2. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.
3. Any gates shall open inwards and not out over the public domain.
4. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.

It is considered appropriate to attach the above **conditions** in the event of a grant apart from condition no. 4 as it is not considered to be enforceable.

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Parks & Landscaping

A report was received from the Parks Department recommending a grant with **conditions**. An extract taken from the Parks report states the following:

*Recommendation: Grant with **Conditions***

Conditions

1. Potential Reduction of grass margin to facilitate an additional driving entrance

It is the opinion of the Public Realm Section that reduction/removal of the grass margin in order to facilitate the widening of the entrance driveway will negatively impact/impinge on the existing street tree. The tree survey should be in line with BS 5837:2012 Trees in relation to design, demolition, and construction.

2. Protection of Street Trees in Grass Margins

The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works pertaining to retention of the gate. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle, or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access.' No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3

It is considered appropriate to attach **condition** no. 2 in the event of a grant. However, it would not be appropriate to attach condition no. 1 as the impact on the grass margin to facilitate a widened vehicular entrance would not be considered significant.

Services & Drainage

No reports have been received from Irish Water or Surface Water Drainage. Notwithstanding this it is considered appropriate to attach standard drainage **conditions** in the event of a grant of permission.

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Screening for Appropriate Assessment (AA)

The subject site is not located within nor within close proximity to a European site. The proposed development is in an established residential area. The development comprises side extension, attic/garage conversions.

Having regard to:

- the small residential scale of the development,
- the location of the development in an established 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 (EIAR)

Having regard to the modest nature of the 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

- Non-habitable attic, two storey front extension, single storey rear extension, first floor side extension measures 78sq.m. (as stated).
- 40sq.m. exemption remains as new single storey rear extension will be built on footprint of former single storey extension.
- Assessable area measures 38sq.m.

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Development Contributions	
Planning Reference Number	SD22B/0364
Summary of permission granted & relevant notes:	Residential Extension - 78 sqm.
Are any exemptions applicable?	Yes
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	78sq.m.
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	38
Total development contribution due	€3,970.62

Conclusion

Additional information should be sought to amend the design of roof and to limit all boundary treatment to 0.9m.

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Recommendation

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

1. The Planning Authority considers that the proposed fully pitched roof profile would not be in keeping with the character development in proximity to the subject site, having regard to the predominant hipped roof profiles at this location, specifically where there is an uninterrupted set of dwellings that retain the original character and features. It is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The applicant is therefore requested to submit revised proposals (including revised elevational plans, cross sectional plans, floor plans and roof plan) for the first-floor extension, front elevation and roof profile to address the above, in particular:
 - (1) The revised design/proposals should demonstrate that the side extension and roof extension is subservient to the original structure and reads clearly as an addition.
 - (2) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location.
 - (3) Reduce the height of the proposed front and side boundaries that lie forward of the front building line of the dwelling house to a maximum height of 0.9m to allow for driver visibility and in the interest of visual amenity. Submit details of an inward opening gate.
 - (4) Demonstrate that the proposal is in accordance with the South Dublin County Council House Extension Design Guide (2010).

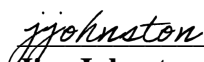
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REG. REF. SD22B/0364

LOCATION: 57, Dodder Road Lower, Dublin 14



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: 06/10/22



Gormla O'Corrain, Senior Planner