

# Comhairle Chontae Atha Cliath Theas

**PR/1239/22**

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

**Reg. Reference:** SD22B/0365      **Application Date:** 12-Aug-2022

**Submission Type:** New Application      **Registration Date:** 12-Aug-2022

**Correspondence Name and Address:** Liam Baker 19, Aranleigh Gardens, Rathfarnham, Dublin 14

**Proposed Development:** 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.

**Location:** 56, Dodder Road Lower, Dublin 14

**Applicant Name:** Ossie Houghton

**Application Type:** Permission

(EW)

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

Site visit: 01<sup>st</sup> October 2022

Site Area: Stated as 0.0328 Hectares.

### **Site Description**

The site accommodates a north-facing 2-storey, semi-detached house with a hipped roof. There is a single storey attached garage to the side, an original feature replicated on neighbouring sites, with neighbouring garages attached. 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 houses are well set back from the road and have a straight building line, despite the slight curvature of the street itself. The site backs onto a bungalow with a rear extension which fronts onto Dodder Road Lower.

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### **Planning Note:**

A mirrored proposal has been submitted on behalf of the adjacent neighbour to the east No. 57, Dodder Road Lower, Dublin 14. under SD22B/0364 - for 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.

### **Proposal**

Permission is being sought for:

- 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**

*Water Services* – No report received, subject to standard conditions.  
*Irish Water* – No report received, subject to standard conditions.  
*Roads* – No objection subject to condition.

### **SEA Sensitivity Screening**

No overlap with relevant layers.

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

Submissions were received from a third parties. The main issues raised are summarised below:

- Notes the impact on the visual character due to how the houses were built. No precedent exists for the subject proposal with a high boundary in any other dwelling in the area, and it is not welcome on this established road.
- Concerns with the loss of light to neighbouring property and loss of visual amenity to the streetscape.
- Concerns the development will devalue the property.

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- Note re planning site notice on white wall and sheomra out back not included on application drawings.

The issues raised in the third-party submissions have been considered in assessing this planning application.

### Recent Relevant Planning History

None for Subject Property.

#### *Adjacent Properties*

SD22B/0364 - 57, Dodder Road Lower, Dublin 14. *Awaiting Decision* for 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.

SD20B/0513 - 58, Dodder Road Lower, Rathfarnham, Dublin 14. *Granted Permission* for 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.

SD20B/0109 - 52, Lower Dodder Road, Rathfarnham, Dublin 14. *Granted Permission* 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.

SD17B/0251 - 62, Lower Dodder Road, Rathfarnham, Dublin 14. *Granted Permission* for 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.

SD15B/0033 - 62, Lower Dodder Road, Rathfarnham, Dublin 14. *Granted Permission* Conversion of the existing garage to a habitable room including a new 3.5sq.m bay window to the front.

SD09B/0143 - 33, Lower Dodder Road, Rathfarnham, Dublin 14. *Grant Permission* 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.

S00B/0741 - 46 Dodder Road Lower, Rathfarnham, Dublin 14. *Grant Permission* for Partial demolition of existing garage, demolition of existing chimney and lean-to structure, and

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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

S99B/0212 - 53 Lower Dodder Road, Dublin 14. Grant Permission for Alterations to front elevation and re-modelling to main roof.

### **Recent Relevant Enforcement History**

No recent relevant enforcement history 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.

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).

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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.

**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).

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**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).

### *Zoning and Council Policy*

A development comprising of a front, first floor side extension with roof change and conversion to garage 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.

### *Residential & Visual Amenity*

#### Front / Side Extension

The proposed two-storey front extension, which projects 1.5m forward, is pitched roofed with a bay fronted apex at a 7.7m ridge height. Due to the development pattern on this road with various alterations to the original characterised semi-detached dwellings with hipped roofs the proposal is broadly acceptable. It is noted from a site visit and coinciding with planning history that the area's character is sympathetically modified yet cohesive. As a result, various extensions have been permitted and applied to dwellings over Dodder Road Lower in the previous few years. However, the subject proposal is consistent with the guidance set out in the South Dublin County Council House Extension Design Guide (2010) and also adheres to the following: *I: Respect the appearance and character of the house and the local area.*

- *The extension should be in harmony with the surrounding landscape (be it urban or rural). So, the design of the extension needs to consider the adjacent uses and how the extension will interact with neighbouring properties or open space*

The proposed two-storey side extension is built above the existing garage and projects from the gable elevation by 3.5m in an easterly direction. The first-floor gable proposal is built within the existing footprint of the converted ground-floor garage and is generally considered acceptable. The proposed front elevation of the side extension introduces matching fenestration and rendered materials.

The Planning Authority considered that the fully proposed pitched roof profile, in conjunction with aspects of the proposed design, would significantly imbalance the set of semi-detached dwellings, of which the subject site forms one-half. However, the Planning Authority considers that this perceived imbalance may be overcome by amending the proposed roof profile to ensure subservience. The applicant should demonstrate that revised proposals are in accordance with the guidance set out in Section 4, 'Side Extensions' of the South Dublin County Council House Extension Design Guide (2010).

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### Alterations to Roof Profile

Having regard to the surrounding area and the predominant character of hipped roof profiles that are prevalent in the Dodder Road Lower area and specifically in proximity to the subject site, which forms an uninterrupted set of dwellings where the original character has been maintained, 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 proposal would not be in keeping with the overall design of the dwellings located in the vicinity of the site to the mid location of the road. It is also noted that the subject site is directly adjacent to No. 57, Dodder Road Lower, Dublin 14. under SD22B/0364 that are applying for a similar proposal. The applicant should be requested to submit revised roof profile proposals that demonstrate that the side extension and roof extension is subservient to the original structure and reads as an addition. The applicant should explore the provision of a significant half-hipped roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid road location. The addition of half-hipped roof would lessen the impact of a terraced effect along this stretch of semi-detached houses by ADDITIONAL INFORMATION.

### Front and Rear Dormer Windows with skylights

Dormer windows are evident in the immediate area. In this instance, the proposed one front and two rear dormer roof windows would not be visually prominent at this mid-road location of semi-detached dwellings with screening of mature street trees. The proposed structures are set below the existing ridge, are set back by three tile courses, and meet minimum standards as stated in the current County Development Plan. The structure with one front and rear roof light are generally considered to be acceptable and consistent with the recommendations of the Council's House Extension Design Guide in relation to the design of dormer extensions.

The proposed development provides for the conversion of the existing attic into an attic bedroom with new access stairs. The conversion is presented as a habitable space, and the cross-sectional drawings indicate a floor-to-ceiling height of 2.2m. However, 2.4m is the minimum achieved standard height. Therefore, if permission is to be granted, a **note** should be attached stating that to use the attic for habitable space, it must comply with the Building Regulations.

### Raised fencing

Raising the front and side fencing and gate to 1.8m is unacceptable and contravenes the RES zoning objective 'To *protect and/or improve Residential Amenity.*' Furthermore, this would set an undesirable precedent and should be **refused permission or omitted by condition** as it will create an enclosed gated road and it does not adhere to the South Dublin County Council House Extension Design Guide (2010): *I: Respect the appearance and character of the house and the local area.*

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### Vehicular access

Widening of front vehicular access has been addressed in the Roads Report, no objections are noted subject to the following conditions:

1. The boundary walls 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.

### Conclusion

The report from Road is noted and it is considered that the points raised can be dealt with by way of condition.

### **Green Infrastructure and Open Space**

The Public Realm Department has not provided a comment on green infrastructure. The proposed rear garden is uninterrupted and indicated to continue to be grassed. A condition can be attached to agree any necessary SUDs measures.

### **Water and Drainage Services**

No reply has been received from the Water Services section. Standard conditions should be imposed in the event of a grant of permission.

### **Screening for Appropriate Assessment**

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.



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### *Environmental Impact Assessment*

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.

### *Development Contributions*

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22B/0365
<b>Summary of permission granted &amp; relevant notes:</b>	Residential Extension - 74 sqm. No previous extension.
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	104.49
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€104.49
<b>Area of Development (m2)</b>	74
<b>Amount of Floor area, if any, exempt (m2)</b>	40
<b>Total area to which development contribution applies (m2)</b>	34
<b>Total development contribution due</b>	€3,552.66

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### Conclusion

Additional information should be sought to amend the design of roof and side extension.

### 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) 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/0365

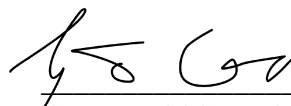
LOCATION: 56, Dodder Road Lower, Dublin 14



**Deirdre Kirwan,  
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**