

Comhairle Chontae Atha Cliath Theas

PR/1318/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0388 **Application Date:** 01-Sep-2022
Submission Type: New Application **Registration Date:** 01-Sep-2022

Correspondence Name and Address: Mervyn Miley, m.h.m. Design Clearview, Ballykea Road, Loughshinny, Skerries, Co. Dublin.

Proposed Development: Change of roof profile from hip end to full gable end profile to accommodate dormer extension to the rear (b) 1 No. velux roof light to front elevation (c) All associated site works.

Location: 21, Tullyhall Crescent, Lucan, Co. Dublin

Applicant Name: David & Tina McGarry

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.023 Hectares.

Site Description:

The subject site is located in Tullyhall Crescent in Lucan. The subject dwelling is a two storey semi-detached dwelling with a hipped roof profile. The street is characterised by other similar residential dwellings with a mainly uniform building line.

Proposal:

The proposed development consists of the following:

- Change of roof profile from hipped roof to full gable to accommodate rear dormer.
- 1 no. Velux to front.

Zoning:

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

Consultations:

Surface Water Drainage: No report received

Irish Water: No report received

SEA Sensitivity Screening

No overlap with relevant environmental layers.

Comhairle Chontae Atha Cliath Theas

PR/1318/22

Record of Executive Business and Chief Executive's Order

Submissions/Observations /Representations:

None.

Recent Relevant Planning History:

None traced to subject site.

Relevant Enforcement History:

None.

Pre-Planning Consultation:

None.

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

Comhairle Chontae Atha Cliath Theas

PR/1318/22

Record of Executive Business and Chief Executive's Order

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.

South Dublin County Council House Extension Design Guide (2010)

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 Environment, Heritage, and Local Government, (2007).

Relevant Government Policy

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

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

Section 5 – Dublin Metropolitan Area Strategic Plan, in *Regional, Spatial and Economic Strategy 2019 – 2031*.

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

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

Comhairle Chontae Atha Cliath Theas

PR/1318/22

Record of Executive Business and Chief Executive's Order

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy;
- Residential and visual amenity;
- Services & Drainage;
- Screening for Appropriate Assessment (AA);
- Screening for Environmental Impact Assessment (EIAR);

Zoning and Council Policy

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity.' The development of an extension to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the 2022-2028 South Dublin County Council Development Plan and the SDCC House Extension Design Guide 2010.

Residential & Visual Amenity

The majority of dwellings in the vicinity have 'Dutch' hips, although there are a small number of dwellings in the area with gable ends.

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.

The rear dormer(non-habitable) will be set appropriately above the eaves and below the ridge of the existing dwelling and will be centrally placed and will be inset from both side walls by c.1.25m. The dormer will span a width of c.4m and will project outwards from the roof by c.3m. 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. The applicant should be requested to address this by way of submitting **additional information**. In doing so the applicant should be aware that any 'Dutch' hip shall have the same angle as the existing hipped roof, shall not be token in nature and shall be clearly distinguishable from that of a full gable roof profile.

The 1 no. Velux roof light to the front in considered to be acceptable.

Services & Drainage

No reports have been received from Irish Water or Surface Water Drainage. Notwithstanding this in the event of a grant of permission standard drainage **conditions** shall be attached.

Comhairle Chontae Atha Cliath Theas

PR/1318/22

Record of Executive Business and Chief Executive's Order

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

- Development subject of this application for alterations to roof profile and non-habitable attic conversion with non-habitable rear dormer is 30sq.m as stated.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – alterations to roof profile and non-habitable attic conversion	30sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.023

Comhairle Chontae Atha Cliath Theas

PR/1318/22

Record of Executive Business and Chief Executive's Order

Development Contributions

Planning Reference Number	SD22B/0388
Summary of permission granted & relevant notes:	Residential Extension - 30sqm. Non-habitable rear dormer
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)	30
Amount of Floor area, if any, exempt (m2)	0
Total area to which development contribution applies (m2)	0
Total development contribution due	€0.00

Conclusion

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. It is considered that the proposed design changes to the roof would be out of character with both the existing dwelling and those within the environs and would not comply with the design guidelines for extensions as set out in the 'House Extension Design Guide' and in the South Dublin County Council Development Plan 2022 - 2028. The applicant

Comhairle Chontae Atha Cliath Theas

PR/1318/22

Record of Executive Business and Chief Executive's Order

should therefore be requested to revise the proposed scheme through a request for additional information.

Recommendation

Request Further Information.

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

1. Having regard to the existing roof profiles in the area, a full gable roof is considered inconsistent and out of character. The applicant is requested to submit revised drawings clearly showing a 'Dutch' hip roof profile. The 'Dutch' hip should maintain the same angle as the existing hip roof of the dwelling and should not be 'token' and should be clearly distinguishable from a full gable roof and should leave sufficient head height for the new attic stairwell.

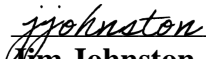
Comhairle Chontae Atha Cliath Theas

PR/1318/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0388

LOCATION: 21, Tullyhall Crescent, Lucan, Co. Dublin



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: 19-10-22



Gormla O'Corrain, Senior Planner