

# Comhairle Chontae Atha Cliath Theas

**PR/1326/22**

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

**Reg. Reference:** SD22B/0387      **Application Date:** 31-Aug-2022  
**Submission Type:** New Application      **Registration Date:** 31-Aug-2022

**Correspondence Name and Address:** Thomas O'Neill, Once Civil and Structural Ltd 4  
Bridgecourt Office Park, Walkinstown Avenue,  
Dublin 12

**Proposed Development:** The conversion of the attic space to attic room with a  
raised gable wall, roof alterations, a gable window  
and roof lights to front and rear with associates site  
works.

**Location:** 5, Oakdale Drive, Ballycullen, Dublin 24

**Applicant Name:** Daragh Holmes

**Application Type:** Permission

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

#### Site Area

Stated as 0.18 Hectares.

#### Site Description

The subject site is located within the established residential area of Oakdale Drive and is comprised of a semi-detached, two storey dwelling with a front garden with hardstanding area for off-street car parking and a front lawn and a rear garden. The subject site is located towards the middle of a row of semi-detached dwellings, with a generally uniform building line.

The site is bound to the north by an internal roadway for the estate known as 'Oakdale Drive', to the east by No. 3 Oakdale Drive, to the west by No. 7 Oakdale Drive and to the south by the rear gardens of dwellings along Oakdale Crescent. The surrounding streetscape is generally characterised by dwellings of a similar architectural form and scale with a generally uniform building line.

# **Comhairle Chontae Atha Cliath Theas**

## **PR/1326/22**

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

#### **Proposal**

Permission is sought for development comprised of:

- The conversion of the attic level for use as a storeroom with an approximate gross floor area of 14.7 sq.m.
- No amendments are required to height of the existing roof profile. However, to accommodate the internal staircase leading to the attic room, it is proposed to raise the gable wall and alter the roof profile from the existing hipped profile to a half-hipped profile.
- The addition of fenestration in the form of 1 No. rooflight to the front pitch of the roof, 1 No. rooflight to the rear pitch of the roof and 1 No. new window at attic level of the west (side) elevation.
- All ancillary works above and below ground.

#### **Zoning:**

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

#### **Consultations:**

Drainage and Water Services Department – No report received at time of writing.

Irish Water – No report received at time of writing.

Roads Department – No objection.

#### **SEA Sensitivity Screening**

No overlap indicated with the relevant environmental layers.

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

Final date for submissions/observations – 4<sup>th</sup> October 2022.

None received.

#### **Relevant Planning History**

##### **Subject Site**

There is no recent relevant Planning History for the subject site.

# Comhairle Chontae Atha Cliath Theas

**PR/1326/22**

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

### Adjacent sites

**SD17B/0387** – No. 2 Oakdale Crescent, Ballycullen Road, Firhouse, Dublin 24

Build-up of existing hip in roof to side of roof into 'Dutch' hip with window in gable wall at attic level; attic conversion with 2 'Velux' roof lights in front slope of roof; ground floor side extension with pitched roof over.

**SDCC Decision:** Grant Permission, subject to conditions.

**SD12B/0017** – No. 3 Oakdale Crescent, Ballycullen Road, Firhouse, Dublin 24

Retention of single storey extension to side; permission for change of hip roof to Dutch gable with new rooflights to front, back and side, new window to gable wall in converted attic.

**SDCC Decision:** Grant Permission and Grant Retention Permission, subject to conditions.

### **Relevant Enforcement History**

None on record.

### **Pre-Planning Consultation**

None on record.

### **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.*

# Comhairle Chontae Atha Cliath Theas

## PR/1326/22

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

*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 13.5.8 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.*

#### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

#### **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'.*

#### **For attic conversions and dormer windows**

- *Use materials to match the existing wall of roof materials of the main house;*
- *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 3 tile courses);*
- *Relate dormer windows to the windows below in alignment, proportion and character; and*
- *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.*

# Comhairle Chontae Atha Cliath Theas

**PR/1326/22**

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

### Overlooking and loss of privacy

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

### Overbearing Impact

- *Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.*
- *Use light coloured materials on elevations adjacent to neighbouring properties.*

### **Relevant Government Guidelines**

**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.

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

**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).

### **Assessment**

The main issues for assessment relate to:

- Zoning and Council Policy.
- Visual Impact and Residential Amenity.
- Green Infrastructure.
- Drainage and Water Services.
- Appropriate Assessment.
- Environmental Impact Assessment.

# Comhairle Chontae Atha Cliath Theas

PR/1326/22

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

### *Zoning and Council Policy*

The site is subject to zoning objective 'RES' – *'To protect and/or improve residential amenity'*  
A house extension (residential development) is permitted in principle under this zoning objective, subject to assessment against the relevant policies, objectives and standards set out in the South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Extension Design Guide 2010.

### *Visual Impact and Residential Amenity*

The proposed attic conversion is to provide a storage space with an approximate gross floor area of 14.7 sq.m. No amendments are required to height of the existing roof profile. However, to accommodate the internal staircase leading to the attic room, it is proposed to raise the gable wall and alter the roof profile from the existing hipped profile to a half-hipped profile.

In relation to alterations to roof profiles, the following extract from the South Dublin County House Extension Design Guide (2010) is of note:

*'Extending a hipped roof to the side to create a gabled or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.'*

Whilst the ridge line and general shape of the proposed amendments to the roof profile largely matches that of the existing house, it is noted that the westernmost end of the proposed roof presents a form of half-hipped profile, which is considered to be 'token' in nature. To ensure continuity with the existing roof profile and to allow the proposed development to seamlessly integrate into the existing streetscape, it is preferable that the proposed roof profile should present a full hipped roof profile similar to the prevailing profile along the streetscape. However, in this instance it is noted that the adoption of a full hipped roof profile may unacceptably reduce the head height of the access stairs. It is therefore considered appropriate in this instance to require the Applicant by way of **CONDITION** to provide plan, sectional and elevational drawings demonstrating the re-design of the proposed roof profile to increase the half-hipped element.

It is noted that a window is proposed at attic level in the side (western) elevation at the top of the stairwell providing access to the converted attic space. The materiality of this window is not indicated on the drawings, should permission be granted for the proposed development, a **CONDITION** should be attached requiring the materiality of the window to be opaque to prevent overlooking to adjacent properties.

The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. According to the drawings and documents provided by the Applicant the space is to be utilised as a non-habitable storage space. Should the Planning Authority be

# Comhairle Chontae Atha Cliath Theas

## PR/1326/22

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

mind to Grant Permission, a **NOTE** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations.

Overall, it is considered that the proposal would not have an adverse impact on the residential and visual amenity of the subject site and adjacent properties.

#### **Green Infrastructure**

The subject site is not located within a Primary or Secondary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028).

Having regard to the nature and extent of the proposed development i.e., an attic conversion, the development will not increase the floorplate of the dwelling and will therefore not result in a significant loss of any grassland or permeable surfaces. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site.

#### **Drainage and Water Services**

The Irish Water Network map appears to indicate that the subject site is serviced by a public mains and sewer. Should permission be granted for the proposed development, it is considered appropriate that standard drainage **CONDITIONS** should be attached relating to water supply, surface water and foul water drainage.

#### **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 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.

#### **Screening for Appropriate Assessment**

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 permission an attic conversion within an existing dwelling. 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.

# Comhairle Chontae Atha Cliath Theas

**PR/1326/22**

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

### **Other Considerations**

<b>Development Contributions</b>	
<b>Planning Reference Number</b>	SD22B/0387
<b>Summary of permission granted &amp; relevant notes:</b>	Attic Conversion
<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>	14.70
<b>Amount of Floor area, if any, exempt (m2)</b>	40
<b>Total area to which development contribution applies (m2)</b>	0
<b>Total development contribution due</b>	€0.00

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential Extension	14.7 sq m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.18Ha



# **Comhairle Chontae Atha Cliath Theas**

**PR/1326/22**

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

### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to the conditions set out below, the proposed development 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. It is considered that the proposed extension would be in compliance with Council policy in relation to extensions to dwelling houses.

### **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 in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Attic Space Use.  
The attic space shall be used as storage non-habitable space only. Should the Applicant wish to utilise the space as a habitable room a separate Planning Application shall be required, which will be subject to a complete assessment.  
REASON: To ensure the development as approved is consistent with the restrictions of the Building Regulations in the interests of public safety and the proper planning and sustainable development of the area.
3. Re-design.  
Prior to the commencement of development the Applicant shall submit amended plan,

# Comhairle Chontae Atha Cliath Theas

## PR/1326/22

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

sectional and elevational drawings for the proposed development indicating the following amendments:

(i) Adoption of opaque glazing to the new attic level window in the western (side) elevation.

(ii) Amendment of the proposed roof profile of the dwelling to increase the extent of the half-hipped element of the profile.

REASON: In the interests of adherence to the South Dublin House Extension Design Guide (2010) and the proper planning and sustainable development of the area.

4. (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.

# **Comhairle Chontae Atha Cliath Theas**

**PR/1326/22**

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

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 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: Adequate provision should be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons, including sanitary

# **Comhairle Chontae Atha Cliath Theas**

## **PR/1326/22**

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

conveniences. The minimum requirements should be as per Part M of the Building Regulations.

NOTE: The applicant/developer of these lands is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; the applicant should apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

NOTE: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

**Comhairle Chontae Atha Cliath Theas**

**PR/1326/22**

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


**REG. REF. SD22B/0387**

**LOCATION: 5, Oakdale Drive, Ballycullen, Dublin 24**

  
\_\_\_\_\_  
**Colm Harte,**  
**Senior 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:** 21-10-22

  
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**Gormla O'Corrain, Senior Planner**