

Comhairle Chontae Atha Cliath Theas

PR/1383/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0408 **Application Date:** 12-Sep-2022
Submission Type: New Application **Registration Date:** 12-Sep-2022
Correspondence Name and Address: Carol Forbes 38, Larkfield Avenue, Lucan, Co. Dublin
Proposed Development: Conversion of Attic Space comprising of modification of existing roof structure, new gable window new access stairs, 2no roof windows to the front and flat roof dormer to the rear.
Location: 34, Corbally Rise, Citywest, Dublin 24, D24CKF6
Applicant Name: Elaine O'Connell
Application Type: Permission

(CM)

Description of Site and Surroundings:

Site Area: 0.019326 Ha.

Site Description

The site accommodates a 2-storey semi-detached house with pitched roof. The house has a red brick treatment to the front, with red tiled pitched roof and a pitched canopy roof over the front door. It is typical of the other houses in the area. Aerial photography does not reveal any dormer extensions in the area, though some houses have built out porches and/or extended to the rear.

The site backs onto similar residential properties to the north on Corbally Heath and is located close to the junction with Corbally Glade. This is a residential street in the interior of a housing estate.

Proposal:

Conversion of Attic Space comprising of modification of existing roof structure, new gable window new access stairs, 2no roof windows to the front and flat roof dormer to the rear.

Zoning:

'RES' – 'To protect and/or improve residential amenity.'

Consultations:

Environmental Services No report received.
Irish Water No report received.

Comhairle Chontae Atha Cliath Theas

PR/1383/22

Record of Executive Business and Chief Executive's Order

SEA Screening

No overlap with the relevant environmental layers.

Submissions/Observations /Representations

None.

Relevant Planning History

SD21B/0598 at 20 Corbally Rise: SDCC **granted permission** for a single storey and 2 storey extension to front of existing dwelling. The front extension was restricted by condition to being no more than 1.5m in depth, as per further information submitted at the council's request.

Relevant Enforcement History

None.

Pre-Planning Consultation

None recorded for subject site

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

Chapter 4 Green Infrastructure

GI1 Objective 4

Section 4.2.1 Biodiversity

GI2 Objective 4

Section 4.2.2 Sustainable Water Management

GI4 Objective 1

Section 6.8.2 Residential Extensions

Policy H14

H14 Objective 1

Section 10.2.6 Solar PV

Policy E7 Solar Energy

E7 Objective 8

Section 11.2.1 Sustainable Urban Drainage Systems (SuDS)

Policy IE3

Chapter 12 Implementation and Monitoring

Section 12.6.8 Residential Consolidation

Comhairle Chontae Atha Cliath Theas

PR/1383/22

Record of Executive Business and Chief Executive's Order

South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following guidance on house extensions, including for porches and front 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.

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).

Comhairle Chontae Atha Cliath Theas

PR/1383/22

Record of Executive Business and Chief Executive's Order

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 concern the following:

- Zoning and Council policy;
- Residential amenity and visual impact;
- Drainage
- Screening for Appropriate Assessment
- Screening for Environmental Impact Assessment

Zoning and Council Policy

The site is located in an area which is subject to zoning objective 'RES' – 'To protect and/or improve Residential Amenity'. The development of an extension or alteration to a dwelling is permitted in principle subject to its design being in accordance with the relevant provisions in the South Dublin County Development Plan 2022 – 2028, with specific reference to Section 12.6.8 which relates to extensions to dwellings.

Residential Amenity and Visual Impact

Attic Conversion

The proposed conversion of the attic for non-habitable roof space would entail provision of access stairs and windows, including a gable window. These are acceptable measures.

Rear Dormer

The proposed rear dormer would be 3.6m in width and 1.8m deep, with a height which would be below the ridge level of the roof. It would be set at an appropriate distance from the property boundary and would be set well back from the eaves. It would also be set below the ridge line of the roof. The dormer is acceptable as proposed.

Roof windows

The proposed windows do not pose any issue of concern for the Planning Authority.

Comhairle Chontae Atha Cliath Theas

PR/1383/22

Record of Executive Business and Chief Executive's Order

Gable Window

The proposed gable window would sit forward of the ridge line of the roof and would not overlook any private space. It would however be in close proximity to and slightly above the bathroom window of the neighbouring house. For this reason, the window should be fitted with glazing which is obscured or opaque.

Open Space, Green Infrastructure and Natural Heritage

The Public Realm Department has not provided a comment on green infrastructure. The proposed development would not increase the footprint of the dwelling house, and permission can be granted without further consideration of green infrastructure.

Water and Drainage Services

No reply has been received from the Water Services section. Standard conditions should be in relation to any new drainage works undertaken.

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 an attic conversion and dormer window.

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.

Screening for 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.

Other Considerations

Development Contributions

The proposed attic space is non-habitable and assessable area is nil.

Comhairle Chontae Atha Cliath Theas

PR/1383/22

Record of Executive Business and Chief Executive's Order

SEA Monitoring Information

Building Use Type Proposed:	Residential extension
Floor Area (Sq.m.):	Nil
Land Type:	Brownfield / Urban Consolidation
Site Area (Ha.):	0.19326

Conclusion

The proposed development would not be seriously injurious to the residential amenities of the area, subject to the conditions attached herewith. The development would be consistent with the 'RES' land-use zoning objective, the South Dublin County Development Plan 2022 – 2028, and the proper planning and sustainable development of the area.

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. Amendments.
The gable window shall be fitted with glazing which is obscured.
REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

Comhairle Chontae Atha Cliath Theas

PR/1383/22

Record of Executive Business and Chief Executive's Order

3. (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.

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.

Comhairle Chontae Atha Cliath Theas

PR/1383/22

Record of Executive Business and Chief Executive's Order

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 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

Comhairle Chontae Atha Cliath Theas

PR/1383/22

Record of Executive Business and Chief Executive's Order

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/1383/22

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0408

LOCATION: 34, Corbally Rise, Citywest, Dublin 24, D24CKF6

jjohnston

Jim Johnston,
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: 03/11/2022

Colm Harte

Colm Harte,
Senior Executive Planner