

Comhairle Chontae Atha Cliath Theas

PR/1436/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0388 **Application Date:** 01-Sep-2022
Submission Type: Additional **Registration Date:** 28-Oct-2022
Information

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.

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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

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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.

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

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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.

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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 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

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

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Recommendation

Request Further Information.

Further Information

- Further Information was requested on 19.10.2022
- Further Information was received on 28.10.2022

Further information

The following Further Information was requested.

Item 1: Dutch Hip

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.

No submissions/observations on the further information have been made.

Further Consultations

None.

Further Submissions/Observations

None.

Assessment

Item 1: Dutch Hip

The applicant has submitted a cover letter and revised elevation drawings in an attempt to address the request for additional information. The revised drawings submitted show that there will be a revised 'Dutch' hip to match the same angle as the existing hipped roof which is clearly distinguishable from that of a full pitched roof. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

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.

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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

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Further Information received on 28/10/2022 , 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. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.

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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.

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,

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

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: Waste, arising from the site, must be kept to a minimum, segregated where appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.


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REG. REF. SD22B/0388

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



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: 16/11/22



Gormla O'Corrain,
Senior Planner