

Comhairle Chontae Atha Cliath Theas

PR/1438/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0425 **Application Date:** 26-Sep-2022
Submission Type: New Application **Registration Date:** 26-Sep-2022

Correspondence Name and Address: J E Architecture Park House, Ballisk Court, Donabate, Co Dublin

Proposed Development: Alterations to existing hip roof to side to create a gable roof to accommodate attic stairs to allow conversion of attic into non habitable storage space with dormer to rear. Frosted window to side gable with roof windows to front roof. Single storey extension to porch, bay window to front and all ancillary works.

Location: 4, Ashfield Avenue, Kingswood Heights, Tallaght, Dublin 24, D24HRW9

Applicant Name: Karen Donnelly

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.025 Hectares.

Site Description:

The subject site is located in the Ashfield Avenue estate in Kingswood. The subject dwelling is a two-storey semi-detached dwelling, with a hipped roof profile and is located at the top of a 'T' junction. The street is characterised by other similar residential dwellings with a mainly uniform building line. It is noted that the immediate adjoining neighbour to the north (No.5 Ashfield Avenue) has a rear dormer and a 'Dutch' hip roof profile. There is also a rear dormer with 'Dutch' hip on a house approx. 6 dwelling north of the application site.

Proposal:

The proposed development consists of the following:

- Alterations to existing hip roof to side to create pitched gable roof to allow conversion of attic into non-habitable(storage) with rear dormer extension and with rear window.
- Frosted window to side gable
- Roof windows to front roof
- Single storey front porch extension & bay window.
- Proposed works measure c.28.67sq.m. (5.12sq.m. + 23.55sq.m.)

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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.

Submissions/Observations /Representations:

None traced.

Recent Relevant Planning History:

None traced to subject site.

Adjacent sites

SD17B/0355: 5 Ashfield Avenue, Kingswood, Tallaght, Dublin 24.

Extension of existing roof ridge line to meet newly built up gable wall and the conversion of the attic space with new dormer roof to the rear and two new 'Velux' rooflights to the front.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History:

None traced.

Pre-Planning Consultation:

No pre-planning consultation recorded.

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).

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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

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)

The House Extension design guide contains the following guidance on house extensions:

- *Respect the appearance and character of the area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow or have an overbearing impact on neighbouring properties;*
- *Conserve water and save energy where possible.*

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For attic conversions and dormer windows:

- *Use materials to match the existing wall or roof materials of the main house;*
- *Meet Building Regulation requirements relating to fire safety and stairs in terms of headroom on stairs and means of escape;*
- *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;*
- *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.*

Relevant Government Guidelines

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).

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);

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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 House Extension Design Guide.

Residential & Visual Amenity

Gable roof and rear dormer

The majority of dwellings in the vicinity have hipped roof profiles. 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 will be set appropriately above the eaves and will be centrally placed and will be set appropriately below the ridge of the existing dwelling. However, the dormer as proposed is coming off the back wall of the house which is not acceptable. It must not come off the back wall and must be inset at least 3 tile courses. From the roof edge. It is considered this may be addressed by way of **additional information**.

It is also 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**.

Frosted window to side gable

The proposed window to be inserted at attic level to the side (gable) will have frosted glazing and therefore there will be no undue overlooking. This is considered to be acceptable.

Single storey front porch extension & bay window

The overall front porch extension will have a hipped roof with an eaves height of c.2.9m and a ridge height of c.3.57m. The single storey front porch extension will project outwards from the main front building line by c.1.1m. The bay window element will project outwards by an additional 0.6m, therefore projecting outwards from the main front building line of the existing dwelling by 1.7m. The SDCC House Extension Design Guide 2010 seeks to maintain a minimum driveway length of 6m (*Section 4, Front Extensions*). However, for this proposal given a driveway length of c.7.05m will remain post completion the slight increase in projection (c.0.2m) is considered to be acceptable in this instance.

Services & Drainage

No reports have been received to date for Irish Water and Surface Water Drainage. However, in the event of a grant 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 rear dormer is 23.55sq.m as stated.
- Single storey front porch extension & bay window c.5.12sq.m..
- No previous extensions.
- 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 & porch	28.67sq.m.
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.025

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 current South Dublin County Council Development Plan 2022-2028. The

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

Request Further Information on the following items:

- Revised 'Dutch' Hip.
- Revised dormer such that it does not come off the back wall but is inset a minimum of 3 tile course from the roof edge

Recommendation: Request further information

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

1. The dormer as proposed is coming off the back wall of the house which is not acceptable. It must not come off the back wall and must be inset at least 3 tile courses from the roof edge. The applicant is requested to submit revised drawings accordingly.
2. 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 'Dutch' hip should maintain the same angle as the existing dwelling, should not be token in nature and should be clearly distinguishable from that of a gable roof and should have regard to head height for the attic stairwell.

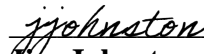
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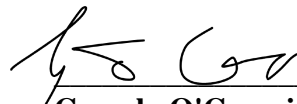
LOCATION: 4, Ashfield Avenue, Kingswood Heights, Tallaght, Dublin 24, D24HRW9



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: 16/11/22



Gormla O'Corrain, Senior Planner