

Comhairle Chontae Atha Cliath Theas

PR/1466/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0424 **Application Date:** 26-Sep-2022
Submission Type: New Application **Registration Date:** 26-Sep-2022
Correspondence Name and Address: Niall Duggan 4, Carrigmore Close, Aylesbury, Tallaght, Dublin 24
Proposed Development: Build-up of existing hip in roof to side of roof into dutch hip at attic level. Proposed attic conversion with dormer roof window in rear slope of roof and 2 rooflights on front slope of roof all at attic level. Raising of chimney by 600mm.
Location: 35, Pairc Gleann Trasna, Aylesbury, Tallaght, Dublin 24
Applicant Name: Ryan Cassidy and Lisa Cunniffe
Application Type: Permission

Description of Site and Surroundings:

Site Area: stated as 0.02 hectares on application form.

Site Description:

The subject site is located along Pairc Gleann Trasna residential street.

The site contains a two-storey semi-detached dwelling with a hipped roof profile. The external finishes on the front elevation of the dwelling comprise brick and render. The surrounding streetscape is characterised by dwelling houses of similar design and appearance and uniform building line.

Two houses to the north-west have had their attics converted with a rear dormer and a Dutch Hip roof profile.

Proposal:

The proposed development consists of the following:

- Build-up of existing hip in roof to side of roof into dutch hip at attic level.
- Attic conversion with dormer roof window in rear slope of roof
- 2 rooflights on front slope of roof
- Raising of chimney by 600mm.

Zoning:

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

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Consultations:

Surface Water Drainage Section - No report received
Irish Water - No report received
Environment Section - No report received

SEA Sensitivity Screening - Indicates no overlap with the relevant environmental layers.

Submissions/Observations /Representations:

Submission expiry date – 1/11/2022
No submissions or observations were received.

Relevant Planning History:

Subject Site:

None identified on APAS.

Adjacent sites:

SD20B/0254 - 75, Dalepark Road, Dublin 24 (*Dwelling/street to the rear*)
Attic conversion for storage, dormer window and alterations to hipped roof.

Grant Permission.

SD18B/0174 - 57, Pairc Gleann Trasna, Aylesbury, Tallaght, Dublin 24
Ground floor rear extension with pitched roof over & 2 'Velux' rooflights; ground floor front extension, 2 storey side extension all with pitched roofs over; internal alterations at ground floor & first floor.

Grant Permission.

SD17B/0104 - 51, Pairc Gleann Trasna, Aylesbury, Tallaght, Dublin 24
Build-up of existing hip in roof to side of roof into 'Dutch' hip at attic level; attic conversion with dormer roof with windows in rear slope of roof, partial ground floor rear extension with pitched roof over and 1 'Velux' roof light over and ground floor internal alterations.

Refuse Permission.

Reasons for Refusal:

By reason of:

- (a) the height and proximity of the proposed dormer to the main ridge would be out of keeping with the character of the existing dwelling and surrounding area and would be visually overbearing, dominant and obtrusive when viewed from the neighbouring properties.,*
- (b) the creation of a minimal half hip roof profile which would not be in keeping with the character of the existing streetscape, given the prevalence of the hipped roof profile*

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within the area and would have a negative impact on the visual and residential amenity of the area.

(c) the location and 7.1m (approx.) length of the ground floor rear extension along the common boundary with 49 Pairc Gleann Trasna would be of excessive massing and scale in relation to the existing dwelling and the associated rear amenity space at 49 Pairc Gleann Trasna. The proposed development would give rise to a significant loss of natural light and would have an overbearing impact on the dwelling and associated rear amenity space of 49 Pairc Gleann Trasna and would have a negative impact on the residential amenity of that property.

Thus, the proposed development would seriously injure the amenity of property in the vicinity, would contravene Policy H18 - Residential Extensions, H18 Objective 1 relating to house extensions, would not accord with the South Dublin House Extension Design Guide referenced in the South Dublin County Council Development Plan 2016 - 2022 and would materially contravene the zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore contravene the South Dublin County Development Plan 2016 - 2022 and the proper planning and sustainable development of the area.'

Relevant Enforcement History:

None identified for subject site on APAS.

Pre-Planning Consultation:

None identified on APAS for subject site.

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

6.8.2 Residential Extensions

Policy H14: Residential Extensions Support the extension of existing dwellings subject to the protection of residential and visual amenities.

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).

H13 Objective 5: To ensure that new development in established areas does not unduly impact on the amenities or character of an area.

Policy GII: Overarching

GII 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,

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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.

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.

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 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 12.5.8 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.

Relevant County Development Plan 2022 – 2028 policy

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

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

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);*

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- *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.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.*

Side Extensions:

- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however, it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*

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'.*

Relevant Government Guidelines

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

Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

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

Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Services and Drainage
- Green Infrastructure
- Revised drawings

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- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' The development that consists of the build-up of existing hip in roof to side of roof into dutch hip, attic conversion with dormer roof window in rear slope of roof, 2 rooflights on front slope of roof and raising of chimney by 600mm dormer to the rear roof elevation is permitted in principle subject to its accordance with the relevant provisions in the Development Plan and South Dublin County Council House Extension Design Guide (2010).

Residential and Visual Amenity

Creation of half hip and dormer window

The proposal for the subject site involves the creation of a half hip or 'Dutch' hip roof profile at attic level to allow for the conversion of attic to serve a 22sqm attic room with new dormer window to the rear of the roof structure. The chimney is proposed to be raised by 600mm in order to allow the current hipped roof profile to be extended to create the proposed half hip roof.

The House Extension Design Guide 2010 is a guide and has the following guidance:

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

Although the proposed development would be the first instance along Pairc Gleann Trasna street of a Dutch hip roof conversion, there is the precedent along Dalepark Road located to the north and north west where two dwellings have had similar attic conversions with rear dormers and dutch hip roofs.

Having regard to this the proposed attic conversion would be visually acceptable and not out of context with the wider area.

The proposed dormer window is to the rear of the dwelling and not visible from the street and would not therefore be visually obtrusive. The dormer window would be set in from the attached property to the west No.37 and the gable wall on the eastern roof edge. The dormer extension would maintain an adequate separation from the neighbouring boundary. The dormer window is set below the ridge height of the existing roof by approximately 100mm and approximately 1m from the eaves height which is considered in keeping with the South Dublin County Council House Extension Guide (2010). The proposal would not create an unacceptable level of overlooking and would not adversely impact residential amenity.

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Having regard to the above assessment the proposed development would not injure the amenity of the wider area and would therefore be acceptable.

Chimney increase in height and rooflights to front

The increase in the height by 600mm of the chimney from the roof to accommodate the increase in roof pitch of the half hip conversion would be visually acceptable along with the addition of 2 roof lights on the front elevation roof.

Services and Drainage

No report was received from Water Services, Irish Water or the Environmental Section. Standard conditions to apply.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. It is noted that the site is located within a Primary GI Corridor; Corridor No.1 Dodder River Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 and fully detailed in Appendix 4 of the South Dublin County Development Plan 2022-2028).

Given the size, scale and nature of the proposed development, a full GI assessment for the proposed development is not required.

Revised drawings

Regarding the location of the rear dormer, the proposed rear elevation is inconsistent with the other drawings. Revised consistent drawings should be sought by condition.

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 the build-up of existing hip in roof to side of roof into dutch hip, attic conversion with dormer roof window in rear slope of roof, 2 rooflights on front slope of roof and raising of chimney by 600mm.

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.

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Screening for Environmental Impact Assessment (EIAR)

Having regard to the modest nature of the 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.

Development Contributions

Proposed works 22sqm
 Total Assessable 0sqm (Non-Habitable)

Planning Reference Number	SD22B/0424
Summary of permission granted & relevant notes:	Build-up of existing hip in roof to side of roof into dutch hip at attic level, Attic conversion with dormer roof window in rear slope of roof, 2 rooflights on front slope of roof, Raising of chimney by 600mm. Proposed Works - 22sqm
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)	22
Amount of Floor area, if any, exempt (m2)	22.0
Total area to which development contribution applies (m2)	0
Total development contribution due	€0.00

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – attic conversion/dormer window extension	22sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.02

Conclusion

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, 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.

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 carried out in accordance with submitted plans.

The proposed development shall be carried out in accordance with the plans and particulars submitted with the application, unless stated otherwise by the following conditions.

REASON: To ensure the development is carried out in accordance with the submitted plans.

Revised drawings

Regarding the location of the rear dormer, the proposed rear elevation is inconsistent with the roof plan drawings. Prior to the commencement of development revised consistent drawings shall be submitted to the Planning Authority for written approval. The edge of

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the rear dormer shall not extend beyond the intersection of the ridge of the dwelling and the proposed dutch hip.

REASON: to maintain accurate consistent drawings.

(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-

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

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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.


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REG. REF. SD22B/0424

LOCATION: 35, Pairc Gleann Trasna, Aylesbury, Tallaght, Dublin 24



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: 21/11/22_____



Gormla O'Corrain,
Senior Planner