

Comhairle Chontae Atha Cliath Theas

PR/1495/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0439 **Application Date:** 04-Oct-2022
Submission Type: New Application **Registration Date:** 04-Oct-2022

Correspondence Name and Address: Kevin Tiernan 19, Aranleigh Gardens, Rathfarnham, Dublin 14

Proposed Development: Single storey front porch and sitting room extension with parapet style roof. Single storey extension to the rear. Attic conversion for storage with dormer to the rear. Raised gable with 2 new side gable windows. 2 new windows to the ground floor side.

Location: 21, Woodstown Heights, Knocklyon, Dublin 16, D16 N449

Applicant Name: Karen Coyle

Application Type: Permission

Description of Site and Surroundings:

Site Area: stated as 0.025 hectares on application form.

Site Description:

The subject site is located within the established Woodstown Heights residential estate and contains a two-storey semi-detached house with hipped roof profile. Woodstown Heights is characterised by semi-detached houses of similar form and appearance (redbrick exterior finish on ground floor level and concrete render at first floor level) with front and back gardens, with a uniform building line. The street has mature street trees set in grass verges with footpath. There is substantial evidence in the estate of precedent of hipped roof conversions to half-hip/Dutch conversions. Evidence also exists of front porch modifications and extensions. Dwellings in the estate including the subject dwelling have a bay window element with flat roof.

Proposal:

The proposed development consists of the following:

- Single storey front porch and sitting room extension with parapet style roof.
- Single storey extension to the rear.
- Attic conversion for storage with dormer to the rear.
- Raised gable with 2 new side gable windows.
- 2 new windows to the ground floor side.

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Zoning:

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

Consultations:

Surface Water Drainage Section - No report received at time of writing.
Irish Water - No report received at time of writing.
Parks Section - No objection subject to **conditions**
Roads - No objections.

SEA Sensitivity Screening - Indicates no overlap with the relevant environmental layers. Located close to PFRA A and PFRA B 2016.

Submissions/Observations /Representations:

Submission expiry date – 7/11/2022
No submissions or observations were received.

Relevant Planning History:

Subject Site:

None identified on APAS.

Adjacent sites:

SD17B/0054 - 24, Woodstown Heights, Dublin 16

Build-up of existing hip in roof to side of roof into 'Dutch' hip at attic level; attic conversion with dormer roof with window and 'Velux' roof light in rear slope of roof.

Grant Permission.

SD11B/0371 - 25, Woodstown Heights, Dublin 16

Conversion of attic space for use as a storage room, with 1 no. Velux roof window to rear and a dormer window to side.

Grant Permission.

SD15B/0237 - 26, Woodstown Heights, Knocklyon, Dublin 16

Extend the existing ridge tiles and roof tiles to form a 'Dutch' type roof structure, extend original side structure up to new eaves level with new window, new dormer structure to rear tiled roof with rooflight, new front porch extension with tiled roof and extend tiled roof over bay window, all new external finishes to match existing, conversion of the attic area & internal alterations.

Grant Permission.

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SD14B/0179 - 16, Woodstown Heights, Dublin 16

Conversion of attic space comprising alterations to existing gable wall, window and roof, new gable window, new roof light at side, new dormer window and new roof light at rear, together with extension to entrance hall and new bay window at front (approx. area of extension 1.5sq.m.)

Grant Permission.

SD17B/0222 - 25, Woodstown Meadows, Dublin 16

Extend the existing ridge tiles & tiled roof to form a 'Dutch' type tiled roof & extend the existing structure up to the soffit level, new high-level window to the side, new dormer structure to the rear tiled roof, conversion of the existing attic area, new bay window structure to the front of the existing dwelling with a tiled roof over & extend over the existing porch, internal alterations & associated site works.

Grant Permission.

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).

Policy G11: Overarching

G11 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.

G12 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.

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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.

National Guidelines & Policy relevant to Development Management

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:

Rear Extensions:

- Match or complement the style, materials, and details of the main house unless there are good architectural reasons for doing otherwise.
- Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.
- Make sure enough rear garden is retained

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;

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- 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.

Side extensions:

- Match or complement the style, materials, and details of the main house unless there are good architectural reasons for doing otherwise. Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.
- Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.
- Do not incorporate blank gable walls where extensions face onto public footpaths and roads.
- Avoid the use of prominent parapet walls to the top of 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'.

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

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).

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Assessment

The main issues for assessment relate to:

- Zoning and Council policy
- Residential and Visual Amenity
- Services and Drainage
- Roads
- Parks
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

Zoning and Council Policy

A development comprising of a single storey front porch and sitting room extension, single storey extension to the rear, attic conversion for storage with dormer to the rear, raised gable with 2 new side gable windows and 2 new windows to the ground floor sides would be consistent in principle with zoning objective 'RES' – 'To protect and/or improve residential amenity', subject to the relevant provisions in the County Development Plan **2022-2028** and the House Extension Design Guide.

Residential and Visual Amenity

Single Storey Front Porch and Sitting Room Extension with Parapet Style Roof

The proposed development includes a single storey extension to the front of the existing dwelling.

The extension would project from 1.8m to 2m in length from the existing front building line.

Adequate space in the driveway would remain to accommodate a vehicle with the front extension.

The drawings appear to show the ground floor front extension will have a brick material finish to match existing, this can be clarified in the event of a grant in permission by planning **note** to ensure the materials used shall harmonise in colour and texture that is complementary to the existing dwelling. The extension would be the full width of the building and retain the bay window structure as existing albeit on the extended building line. The proposed extension would allow for the extension of the living room and porch area. The extension is proposed to have a flat parapet style roof with a height of 2.8m and parapet height of 3.6mm. Two roof light are proposed in the roof to provide light.

Section 4 – Front Extensions of the House Extension Design Guide states:

'Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.'

The front extension to porch and sitting/living room is proposed at a depth greater than 1.5m from the existing building line. Given the scale of the extension along the complete building line and the significant potential to have an overbearing impact on the adjoining dwelling, the applicant is

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requested by means of **Additional Information** to submit revised plans reducing and displaying the depth of the front extension to a depth of 1.5m.

Attic Conversion with Dormer Window to the Rear/Raised Gable with 2 gable side windows

The proposal for the subject dwelling includes for the conversion of the attic to a non-habitable storage room. The attic would be extended and converted by extending the existing hip roof on the side (west) elevation to provide a full gable wall on the side elevation. The principal of extending the attic is acceptable under the following 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)'

However, Section 4 of the House Extension Design Guide states that:

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

It is considered that the provision of a full gable wall roof profile to the subject dwelling would create an imbalance in the overall roof profile of the pair of the semi-detached dwellings of which the subject dwelling forms one half. The development would also detract from the character and visual amenity of the surrounding streetscape and create an undesirable precedent and not be acceptable to the Planning Authority. Notwithstanding the above, the Planning Authority considers that this perceived imbalance may be overcome by amending the proposed roof profile to ensure subservience. It is noted that a precedent has been established in the surrounding estate for 'half-hip or Dutch' roof typology. Such roof profiles are evident on neighbouring dwellings in the Woodstown estate. In the context of this, it is considered that the provision of a 'half-hip/Dutch' hip roof profile to the subject dwelling would be more acceptable and not negatively impact on the visual or residential amenity of the area. The applicant should be invited through **Additional Information** to submit a revised proposal addressing this issue by omitting the gable wall roof proposal and replacing with half hip/Dutch profile. The applicant may also submit revised plans associated with the half hip roof profile including alterations to the design and scale of attic storage room and rear dormer window in consultation with the guidance contained in the House Extension Design Guide. The proposal includes provision for 2 new side gable windows at attic level. The provision of both windows proposed would not be acceptable to the planning authority as the gable wall proposal is not acceptable. A reduction to one window at attic level on the side elevation would be acceptable due to the fact the room is proposed to be non-habitable and for storage purposes however, the window should be frosted or opaque glass in nature so as not to potentially overlook the neighbouring property and should also in line with windows located at ground and first floor

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level to obtain a satisfactory level of symmetry. This can be requested through **Additional Information** request.

Single Storey Extension to the Rear

The proposed rear extension protrudes 4m from the rear building line of the dwelling and spans almost the full width of the dwelling c5.8m and would accommodate a family room. A flat roof with height of 3.6m is proposed on the rear extension. Access to the rear garden from the extension is provided by means of a 4m wide patio door. Given the extensions siting to the rear of the property and the fact the extension will not be prominent from the nearby public road or area as stated in Section 4 of the House Extension Design Guide it is considered visually acceptable and will not have an overbearing of negative impact of the surrounding dwellings. The proposed extension would result in sufficient rear garden amenity space of c59sqm which would be above the threshold (55sqm for Two-bedroom house) stated in Table 3.20: Minimum Standards for Housing of the South Dublin County Development Plan 2022-2028. This element of the proposal is therefore considered acceptable.

Two new side windows to the ground floor

2 new high-level windows measuring 2m x 0.6m are proposed for the side gable/elevation of the dwelling. The windows would serve the kitchen and the proposed family room. The bottom of the window would be at a height of c1.9m with the top c2.4m in height. A c1m separation distance that acts as an external pedestrian access from the front garden to the rear exists between the side gable wall and the boundary with the neighbouring dwelling No. 20 who has a similar separation distance from the boundary. The windows are considered to be acceptable.

Services and Drainage

No report was received from Water Services. Irish Water maps indicate that the proposed development would not be located within an unacceptable distance of any existing Irish Water infrastructure. Given the nature and scale of the development, **Additional Information** should be sought regarding SuDS measures and the current wastewater treatment system is substantive enough to accept any increase in capacity.

Roads

The roads department of the council have reviewed the application and have stated no objection. It appears that there will be no change to the parking or access and egress arrangements on site and therefore the proposed development is acceptable.

Parks

The public realm department of the council have reviewed the application and have no objection to the proposed development subject to **conditions**. The following report was received:

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The following condition is recommended to be applied:

Protection of Street Trees in Grass Margins

1. The applicant is to ensure the protection of the existing street tree to be retained through the installation of suitable tree protection fencing in order to protect the existing tree during any construction works. Commencement of development should not be permitted without adequate protective fencing being in place in line with BS 5837. This fencing, enclosing the tree protection area must be installed prior to any plant, vehicle, or machinery access on site. Fencing must be clearly signed 'Tree Protection Area – No Construction Access'. No Excavation, plant vehicle movement, materials or soil storage is to be permitted within the fenced tree protection areas indicated on plan. NCBH11 Objective 3.

The street tree that is subject to the comments of the parks department is located in the grass verge to the east of the vehicular access to the site and away from the boundary wall. It is however, considered appropriate that the above **condition** is attached in the event of a grant of permission.

Green Infrastructure

The subject application provides for a relatively small increase in the footprint of the subject house on an established suburban residential site. The site is not located within a Primary GI Corridor, or a Secondary GI link 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.

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 single storey front porch and sitting room extension, single storey extension to the rear, attic conversion for storage with dormer to the rear, raised gable with 2 new side gable windows and 2 new windows to the ground floor side.

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	48sqm
Of which non-Habitable	21sqm
Total Assessable	0sqm

Planning Reference Number	SD22B/0439
Summary of permission granted & relevant notes:	Single storey front and rear extension, attic conversion, raised gable, 2 ground floor side windows, raised gable 2 new windows.
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)	48
Amount of Floor area, if any, exempt (m2)	40
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)
<ul style="list-style-type: none">• Residential – Single storey front porch and sitting room extension with parapet style roof.• Single storey extension to the rear.• Attic conversion for storage with dormer to the rear.• Raised gable with 2 new side gable windows.• 2 new windows to the ground floor side.	48sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.025

Conclusion

Additional information should be sought to amend the design of attic roof, side gable elevation and front extension.

Recommendation

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

1. The Planning Authority considers that the proposed fully pitched roof profile would not be in keeping with the character of development in proximity to the subject site, having regard to the predominant hipped roof profiles at this location, specifically where there is an uninterrupted set of dwellings that retain the original character and features. It is considered that the proposed modification of existing roof structure from full hipped to a fully gable pitched roof profile would create a visual imbalance with the adjoining semi-detached dwelling and would in turn detract from the existing symmetry and character of this established part of the street. The applicant is therefore requested to submit revised proposals (including revised elevational plans, cross sectional plans, floor plans and roof plan) for the attic conversion, side gable elevation and roof profile to address the above, in particular:
 - (1) The applicant is requested to explore and submit revised proposals for the provision of either a full-hipped roof extension or a significant half-hipped/'dutch' roof profile that would harmonise with the surrounding streetscape and would be less visually prominent at this mid-street location,
 - (2) Submit revised proposals and plans for the attic conversion/dormer window in response to point (1) above,
 - (3) Submit revised proposals and plans for the proposed window on side gable wall at attic level,
 - (4) Demonstrate that the proposal is in accordance with the South Dublin County Council

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House Extension Design Guide (2010).

2. The Planning Authority is concerned the proposed single storey front porch and sitting room extension would have a negative impact in terms of overbearing impact on the adjoining dwelling with a depth greater than 1.5m. In accordance with the House Extension Design Guide, the applicants should submit revised plans and proposals reducing the impact of the front extension by reducing the projection to 1.5m from the front building line.

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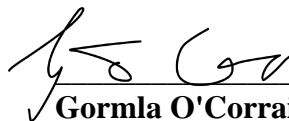
LOCATION: 21, Woodstown Heights, Knocklyon, Dublin 16, D16 N449



**Deirdre Kirwan,
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: 28/11/22



Gormla O'Corrain, Senior Planner