

Comhairle Chontae Atha Cliath Theas

PR/1553/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0451 **Application Date:** 13-Oct-2022
Submission Type: New Application **Registration Date:** 13-Oct-2022

Correspondence Name and Address: Jill Noctor, MosArt Clermont House, Rathnew, Wicklow, A67 X566

Proposed Development: Attic conversion and extension (35.58sq.m) to existing two storey dwelling (198.54sq.m); Retrofit and alterations to existing dwelling, including external wall insulation system and all associated site works.

Location: 33, Orchardstown Avenue, Rathfarnham, Dublin 14

Applicant Name: Pia & David Phelan

Application Type: Permission

Description of Site and Surroundings:

Site Area: stated as 0.0510 hectares on application form.

Site Description:

The subject site is located on a corner site of Orchardstown Avenue and Orchardstown Villas residential streets in Rathfarnham. The subject dwelling is a one-off two-storey detached dwelling. The surrounding area is predominantly residential in nature, with neighbourhood centre uses, including Ballyroan Library and a local supermarket, located to the east of the site. The library is located directly across the street from the side elevation of the dwelling. The surrounding streetscape consists of dwellings of a similar appearance with ground floor horizontal render banding finish and a pebble dash finish to first floor level. The subject dwelling has a different construction than dwellings in the surrounding streetscape which consist of A-frame type roof design and evidence of significant interventions through dormer type additions at upper levels and side extensions. The site has an entrance and driveway from Orchardstown Avenue. The majority of the amenity space for the subject dwelling is located to the front and side of the building with small rear access laneway to rear of dwelling separating it from the side elevation of the neighbouring dwelling No.1 Orchardstown Villas.

Proposal:

The proposed development consists of the following:

- Attic conversion and extension (35.58sq.m) to existing two storey dwelling,
- Retrofit and alterations to existing dwelling, including external wall insulation system and all associated site works.

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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.
Roads - No objections

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

Submissions/Observations /Representations:

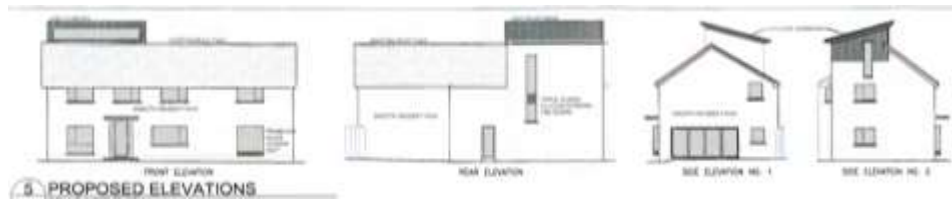
Submission expiry date – 16/11/2022
No submissions or observations were received.

Relevant Planning History:

Subject Site:

SD21B/0443 - Attic conversion and extension (33.81sq.m) to existing two storey dwelling (198.54sq.m); retrofit and alterations to existing dwelling including external wall insulation system and all associated site works.

Refuse Permission.



Reason for Refusal:

1. Having regard to the proposed attic conversion, which significantly breaches the existing ridge line of the dwelling and comes off the back wall of the dwelling giving the appearance of a three storey structure, the proposed development would be visually obtrusive, would contravene the zoning objective (to protect and/or improve the amenities of property in the vicinity) and contravene the Councils House Extension Design Guide (by creating a higher ridge level than the roof of the main house). Thus, the proposed development would contravene the proper planning and sustainable development of the area and the pattern of development in the area

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SD18A/0137 - Sub-division of existing house into two semi-detached houses, with extension approved in Planning Ref: S00B/0079 forming new two storey house, with additional ground & first floor level extension to fore and side and modification of front elevation of house with opening of new site access and associated site works.

Refuse Permission.



S00B/0079 - Alterations, including 2 storey extension to the side.

Grant Permission.

Adjacent sites:

SD08B/0335 - 1, Orchardstown Villas, Rathfarnham, Dublin 14 (*Property directly behind subject site*).

Single storey pitched roof rear extension with 1 west-facing roof light, 2 storey pitched roof extension at west, east & north, with 2 west facing roof lights; demolition of existing kitchen, garage, shower/toilet, interior walls & stairs at ground level, dormer bedroom at first floor level & part of main roof.

Grant Permission.

SD06B/0832 - 36, Anne Devlin Avenue, Rathfarnham, Dublin 14. (*Corner site*)

Single storey extension beneath existing canopy roof at front of house with new enlarged glazing and provision of 3 no. rooflights to same existing canopy roof.

Grant Permission.

SD19B/0007 - 36, Orchardstown Avenue, Rathfarnham, Dublin 14.

(i) Single storey extension to the rear of dwelling with flat roof; (ii) conversion of rear half of garage to utility & wc space with increased roof height; (iii) first floor dormer extension to the side of dwelling and all associated site works necessary to facilitate the development.

Grant Permission.

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SD09B/0179 - 32, Orchardstown Avenue, Rathfarnham, Dublin 14

Revisions to granted planning permission register reference SD05B/0550 being the increase of 400mm in ridge height of the constructed two-storey extension and the addition of a half-hip gable end to the extension pitched roof.

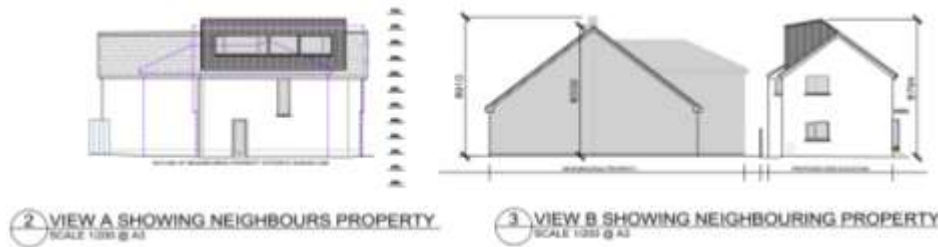
Grant Permission for Retention.

Relevant Enforcement History:

None identified for subject site on APAS.

Pre-Planning Consultation:

PP038/22



Key Considerations:

- It would be unacceptable to create a higher ridge level than the roof of the main house
- Dormer windows must be located below the ridge of the roof, even where a roof has a shallow pitch
- Large and dominant roof extensions and dormer windows that are over-scaled in relation to the roof of the house should be avoided
- Do not obscure the main ridges and eaves features of the roof

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).

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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.

G14 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 and specific guidance on dormer windows:

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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.*

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
- Roads
- Green Infrastructure
- Screening for Appropriate Assessment (AA)
- Screening for Environmental Impact Assessment (EIAR)

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Zoning and Council Policy

A development comprising of the attic conversion and extension, along with Retrofit and alterations to the existing dwelling, including external wall insulation system 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. A residential extension is 'Permitted in Principle' under this zoning objective.

Residential and Visual Amenity

Attic conversion and extension

The proposed development will include two south facing rear dormer windows and an attic conversion providing 35.58sqm of internal space comprising of an office and office/store room. The proposed attic extension would have an internal ceiling height of 2.09m in the landing area with a max height of 2.4m where the dormer windows extend upwards by 5degrees. The dormer windows would be appropriately set in from the roof edge on each side gable wall of the property. The dormer windows would measure 2m in width for the smaller window and 2.9m in width for the larger second window.

In terms of residential amenity and the potential for overlooking, the proposed dormer windows would be located c2.9m from the side elevation of the neighbouring dwelling No.1 Orchardstown Villas. It is noted that the windows would be located at roof level of the neighbouring dwelling and not extending past the rear building line of the neighbouring dwelling limiting the potential for overlooking into the rear garden/amenity space.

The planning authority acknowledges the significant improvement in terms of design and how the applicant has sought to address the concerns of the planning authority since the proposal tabled at pre-planning meeting, however the proposed development is not in accordance with guidance for rear dormer windows and attic conversions as stated in the South Dublin House Extension Design Guide 2010. Section 4 of the design guide state:

'Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch.'

And

'Avoid dormer windows that are over dominant in appearance or give the appearance of a flat roof.'

The proposed dormer windows, while they may be set at the ridge line (No details or measurements are presented in the drawings on how far below the ridge line the dormer is set, if at all) rises above the ridge line of the main dwelling due to the incline noted at 5degrees on the drawing P.05. This creates an over dominant structure on the roof with the dormer effectively creating an increased ridge line from the rear elevation rather than being subservient to the dwelling. This would be visual dominant and impact significantly on the amenity of the area due to the location on the corner site of the development. The dormer window structures as proposed are not acceptable to the planning

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authority, however, this can be overcome by means of **Additional Information**. The applicant is requested to resubmit revised plans and details for the two rear dormer structure windows clearing showing the structure located below the roof ridge line and above the eaves line and omitting the 5degree incline of the dormer structures roof so that it is below ridge level.

Retrofit and alterations to existing dwelling, including external insulation system

The proposed development also includes for the removal of 2 chimney stacks from the roof and two internal chimney breasts. The removal of the chimneys will not provide an issue to the local authority and is deemed acceptable. The development also proposes the installation of new windows and doors to the existing dwelling. No additional openings will be created on the front elevation, a frameless glass window seat is proposed on the front elevation which is considered acceptable. A new door is proposed on the rear elevation in place of an existing window. A ground floor window serving a w/c will be closed, being replaced with a long narrow window which is proposed to serve the staircase. The external changes are deemed appropriate and acceptable. It is proposed to install external insulation around the subject dwelling, finished with a smooth render. This is considered acceptable.

Services and Drainage

No report was received from Water Services or Irish Water at the time of writing; however, it is deemed appropriate that standard conditions for sustainable water measures can be obtained by means of **condition**.

Roads

The roads department of the council have reviewed the subject application and have stated no objections and submitted the following report:

Description:

*Attic conversion and extension (35.58sq.m) to existing two storey dwelling.
The proposed development will not have any impact on parking or access.*

No Roads objections'

The report from the roads department is noted and deemed acceptable. No works are proposed to the site access or egress. This would mean there would be no increase in the risk to road users from the proposed development.

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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 appears not to be located within a Primary GI Corridor or 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 the attic conversion and extension (35.58sq.m) to existing two storey dwelling, Retrofit and alterations to existing dwelling, including external wall insulation system.

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 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

Previous Extension 65.9sq.m

(Side Extension)

Proposed works 35.58sq.m (non-habitable)

Total Assessable **35.58sq.m**

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Planning Reference Number	SD22B/0451
Summary of permission granted & relevant notes:	Attic conversion and extension (35.58sq.m) to existing two storey dwelling, Retrofit and alterations to existing dwelling, including external wall insulation system and all associated site works. Proposed Works – 35.58sqm, previous extension/rear extension 65.9sqm
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)	35.58
Amount of Floor area, if any, exempt (m2)	0.00
Total area to which development contribution applies (m2)	35.58
Total development contribution due	€3,717.75

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – dormer window extension	35.58sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.0510

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Conclusion

Having regard to the provisions of the South Dublin House Extension Design Guide 2010 and the overall design and scale of the proposed development, it is considered that, additional information is required from the applicant to address the issues highlighted in this report.

Recommendation

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

1. The applicant does not comply with Section 4, Attic Conversions and Dormer Windows of the South Dublin House Extension Design Guide 2010 and should submit the following:
Revised drawings including floor plans, elevations and cross sections reducing the height of the proposed dormer window structures clearly showing the dormer windows located below the existing roof ridge line and above the eaves line while omitting the 5 degree incline of the dormer structures roof so that it is below ridge level.

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REG. REF. SD22B/0451

LOCATION: 33, Orchardstown Avenue, Rathfarnham, Dublin 14



**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: 07/12/22



Gormla O'Corrain, Senior Planner