

Comhairle Chontae Atha Cliath Theas

PR/0006/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0484 **Application Date:** 03-Nov-2022
Submission Type: New Application **Registration Date:** 03-Nov-2022
Correspondence Name and Address: David Winston 24, Ventry Park, Cabra, Dublin 7
Proposed Development: Retention planning permission for alterations to previously approved planning application register reference SD22B/0083 to include a) a larger dormer roof, 4m wide to the rear, b) alterations to dormer windows, c) internal alteration and all associated site works.
Location: 14, The Crescent, Boden Park, Dublin 14, D16 X0K6
Applicant Name: Sarah Sharpe
Application Type: Retention

(CS)

Description of Site and Surroundings:

Site Area: Stated as 0.02335 Hectares.

Site Description:

The subject site is located in The Crescent in the Boden Park estate in Rathfarnham. The subject dwelling is a two-storey semi-detached dwelling, with a hipped roof profile. The dwelling has a large single storey rear extension with a small level of private open space remaining. The street is characterised by other similar residential dwellings.

Proposal:

The proposed development consists of the following:

- **Retention** permission for alterations to previously permitted reg. ref. SD22B/0083 to include (a) a larger dormer roof (b) alterations to dormer windows (c) internal alterations.
- Proposed works for retention measure 26.6sq.m.
- It is noted that proposed works permitted as per reg. ref. SD22B/0083 was 23.3sq.m (as stated).

It is noted previously approved SD22B/0083 was for 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 and demolition of existing chimney.

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 – No report received. It is noted for SD22B/0083 there was no objection subject to **conditions**.

Irish Water – No report received.

SEA Sensitivity Screening

No overlap with relevant environmental layers.

Submissions/Observations /Representations:

None.

Recent Relevant Planning History:

SD22B/0083: The demolition of the existing; chimney conversion of the attic space to a storage area to include a dormer roof construction to the rear; building up the gable wall to remove existing hip roof construction to the side; internal modifications and all associated site works.

Decision: **GRANT PERMISSION.**

Adjacent sites

SD18B/0141: 24, The Crescent, Boden Park, Dublin 16, D16 X7F2.

Conversion of attic to storage including changing the existing hipped end roof to a 'Dutch' hip gable roof, a dormer window to the rear and removal of an existing chimney all at roof level.

Decision: **GRANT PERMISSION.**

SD15B/0104: 7, The Lawn, Boden Park, Dublin 16.

New dormer roof to the rear of the existing house roof, converting the attic space into an office/storage room, the existing side wall to be raised as a gable wall to create more space in the attic and a new window ope in the gable wall to create light at the new stairs to the attic level, the demolition of the chimney and all associated works. Proposed development revised as follows: Retention of an existing dormer, retention of conversion of attic space to storage, retention of amendments to the original hipped roof to include conversion of existing gable end roof to half hip and retention of window ope to the gable wall.

Decision: **GRANT PERMISSION.**

SD13B/0275: 24, The Crescent, Boden Park, Dublin 16.

Kitchen extension to the rear of house; dormer roof extension to the side and rear, visible from front; conversion of attic to store room; ground floor toilet and utility rooms with new windows to side; roof light to front of house to attic and internal alterations.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History:

None traced.

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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).

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)

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.*

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.*

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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).

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

Previously Permitted reg. ref. SD22B/0083

The rear dormer previously permitted under reg. ref. SD22B/0083 was set appropriately above the eaves and below the ridge of the existing dwelling and was to be centrally placed. It was to project outwards from the roof by c.3.5 and was to span a width of c.3m. The roof profile was redesigned following Additional Information to incorporate a 'Dutch' half-hipped roof.

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Current Application seeking retention

The current application seeks retention permission for alterations to previously permitted SD22B/0083 to include for (a) a larger dormer and (b) alterations to dormer windows.

The larger dormer (non-habitable) seeking retention will be centrally placed and will be inset from both side walls by c.1.2m. The dormer seeking retention will span a width of c.4.0m and will project outwards from the roof by c.3.5m. The dormer will be set appropriately above the eaves and below the ridge of the existing dwelling and would comply with the SDCC House Extension Design Guide 20210. There will now be two windows to the rear of the dormer (previously only one window was proposed under SD22B/0083). The application seeking retention would integrate well with the character of the area and would not have a significant adverse impact on residential and visual amenity.

Services & Drainage

No reports have been received from Irish Water or Surface Water Drainage. Notwithstanding this it is considered appropriate to attach standard drainage **conditions** in the event of a grant.

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.

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Other Considerations

Development Contributions

- Development subject of this application for alterations to previously approved SD22B//083 for retention of larger rear dormer (non-habitable) seeking an additional 3.3sq.m.
- Retention of larger dormer measuring 26.6sq.m.
- Assessable area is nil.

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – retention of larger rear dormer	26.6sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.02335

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, it is considered 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 Retention 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 retained and completed fully in accordance with plans,

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particulars and specifications lodged with the application, save as may be required by other conditions attached hereto.

REASON: To ensure that the development is in accordance with the permission and that effective control is maintained.

2. (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 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.

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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.

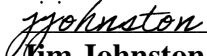
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REG. REF. SD22B/0484

LOCATION: 14, The Crescent, Boden Park, Dublin 14, D16 X0K6



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 Retention 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: 04/01/23



Gormla O'Corrain,
Senior Planner