

# Comhairle Chontae Atha Cliath Theas

**PR/0032/23**

## Record of Executive Business and Chief Executive's Order

**Reg. Reference:** SD22B/0489      **Application Date:** 07-Nov-2022  
**Submission Type:** New Application      **Registration Date:** 07-Nov-2022

**Correspondence Name and Address:** Liam Baker 19, Aranleigh Gardens, Rathfarnham, Dublin 14

**Proposed Development:** Attic Conversion for storage with two dormer windows to the rear. Raised Gable to the side with new gable window. Three new roof windows to the front

**Location:** 63, Ballytore Road, Rathfarnham, Dublin 14

**Applicant Name:** Ross Glover and Sandra Dillon

**Application Type:** Permission

(BC)

### **Description of Site and Surroundings:**

Site Area: stated as 0.0615 hectares on application form.

### **Site Description:**

The subject site is located on Ballytore Road residential street in Rathfarnham. The subject site accommodates a two-storey semi-detached dwelling with a hipped roof profile. The surrounding area is characterised by dwellings of a similar nature although it is noted that there are some examples of detached houses in the area with a variety of roof types and orientations. The external finish on the front elevation of the dwelling comprises of red brick at ground floor level with plastered render on first floor level. Ballytore Road is a residential street with grass verge with mature trees and footpath.

### **Proposal:**

The proposed development consists of Permission for the following:

- Attic Conversion for storage with two dormer windows to the rear,
- Raised Gable to the side with new gable window,
- Three new roof windows to the front.

### **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.

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### **Consultations:**

No referrals requested

*SEA Sensitivity Screening* - Indicates overlap with SFRA B 2016.

### **Submissions/Observations /Representations:**

Submission expiry date – 12/12/2022

No Submissions/observations were received.

### **Relevant Planning History:**

#### ***Subject Site:***

None identified on APAS.

#### ***Adjacent sites:***

SD11B/0254 - 32, Ballytore Road, Dublin 14

Extensions and alterations comprised of a single & two storey extension to front; a first floor extension over the garage to the side and conversion of garage to habitable space; a single and two storey extension to the rear; an attic extension to the side and rear, including ***new dormer structure to rear and conversion of attic to habitable space***; elevational changes; widening of front entrance gateway and all ancillary works.

#### **Grant Permission.**

SD21B/0570 - 42, Ballytore Road, Rathfarnham, Dublin 14, D14 FF22

Removal of existing garage and kitchen to side of dwelling; construction of a two-storey extension to front and side of existing ***dwelling extending existing hipped roof*** to maintain existing ridge height; new bay window to front under new lean-to roof with minor alterations to fenestration at first-floor level; single-storey extension to rear with rooflights; dormer window to rear roof slope to facilitate attic conversion with additional rooflight to front; widening of existing vehicular entrance to 3.5m; all associated site works.

#### **Grant Permission.**

SD15B/0105 - 14, Ballytore Road, Rathfarnham, Dublin 14

Conversion of garage to habitable space with extension to front to include new window, a new extended porch; construction of new first floor extension to side (over converted garage); new ground floor living area extension to rear; a new attic conversion to habitable space with dormer extension; widening of front access gate for provision of new off-street parking and all ancillary works, drainage and lighting.

#### **Grant Permission.**

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SD06B/0791 - 51, Ballytore Road, Rathfarnham, Dublin 14.

Demolition of outhouses, garage and covered passageway to side, a two storey extension to front and side, modification to single storey roof to porch and windows to front; conversion of attic to habitable space, dormer extension to rear, single storey extension to rear and widening of entrance gates.

**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).*

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

#### *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*

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*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:

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

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

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### *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 windows in rear slope of roof and roof windows on the front 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*

#### *Raised Gable to the side*

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 an additional 12sqm attic conversion for two storage rooms with two new dormer windows to the rear of the roof structure. The chimney is not proposed to be moved or altered by the development. The current hipped roof profile is proposed to be extended out by c3.2m on the ridgeline to create the proposed half hip/dutch hip roof. A dutch hip measuring approximately 1m is proposed for the final meter of the roof. The proposal for the creation of the Dutch or half hipped roof profile is contrary to the guidance stated in the House Extension Design Guide 2010 which has the following policy:

*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 is somewhat divergent from the Design Guide policy and would be the first instance along Ballytore Road of a half hipped roof conversion, this is mitigated by the precedents which have been established along Dodder Park Road located to the north and northwest which contains dwellings of a similar form and appearance that have permitted and constructed half hip or 'Dutch' roof developments. Ballytore Road also contains detached dwellings of varying roof types including fully gabled pitched roofs. The change in roof profile therefore, having regard to similar type of developments and varying roof types in the area would be visually acceptable and not out of context with the wider area. Therefore, the proposed development would be visually acceptable.

#### *Side gable window*

A c900mm x 600mm window is proposed in the raised gable wall on the side elevation of the subject dwelling. The window would serve the attic room which is proposed for storage meaning a non-habitable area. The window would be located c2.2m from the blank gable wall of the neighbouring dwelling No 61. It is not considered that the window would lead to any unacceptable levels of overlooking and is deemed acceptable, however, in order to prevent any potential of such, a **condition** can be added on the event of a grant in permission for the side gable window to be frosted or opaque in nature.

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### Attic Conversion for storage with two dormer windows to the rear

The proposal also seeks permission for the construction of two flat roof dormer window structures in the rear facing roof elevation. One would measure 4m in length and the second smaller structure 2.5m in length. The dormer windows are proposed to serve two separate storage rooms at attic level with a ceiling height of 2.2m. The following extract from the South Dublin House Extension Design Guide (2010) in relation to dormer extensions is of note:

*'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)'*

The proposed dormers appear to be located at least 3 No. tile courses above the eaves line and least 100mm below the ridge line (c300mm from measurements taken) of the existing dwelling. Having regard to the receiving context of the subject site and the scale of the proposed dormer windows it is considered that the proposal would not be materially harmful to neighbouring residential amenity in terms of overshadowing and overbearing. Although there is potential for the proposed dormer windows to overlook the rear amenity space of adjacent properties, it is not considered that it would be materially worse than views from the existing first floor windows and therefore would not give rise to unacceptable levels of overlooking. Overall, it is considered that the proposal would not have an adversely negative impact on the residential and visual amenity of the subject site and adjacent properties.

The applicant will note that as per the description of development for attic storage rooms, the proposed use of the attic is for storage purposes and if they intend to use the attic space for habitable use, they must ensure that they comply with building control standards. A **note** should be added to this effect.

### Three new roof windows to the front

Three new roof lights are proposed for the front facing roof elevation of the dwelling. The principal of the roof windows would be acceptable to the planning authority. Two of the rooflights would measure 0.6m x 1.2m, while the third larger window over the stairs which is located between the two smaller roof windows would be c0.6 by 2m. All of the rooflights would be located at a satisfactory level below the ridge line and appropriately set in from the roof edges, however, an unsatisfactory symmetry will result from the inclusion of larger window. The larger middle window, which is to serve over the stairway to the attic rooms can be reduced in size to match that of the other two proposed roof windows and achieve a satisfactory symmetry and balance on the roof. This can be achieved by means of **condition**.

### Visual

The materials for the proposed dormer windows and roof extension are not specified on the application or accompanying drawings. It can be noted through **condition** that all the materials used shall harmonise in colour or texture that is complementary to the existing dwelling.

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### ***Services and Drainage***

No referrals for the subject application were sent to the Water Services Department of the council or Irish Water so no report was received at the time of writing, however, it is deemed appropriate that standard conditions for sustainable water measures can be obtained by means of **condition.**

### ***Green Infrastructure***

The subject application provides for a relatively small increase in the footprint of the subject house by adding two dormer windows and raising the side gable wall for an attic conversion on an established suburban residential site. It is noted that the site appears to be located within a Primary GI 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, it is deemed appropriate in this instance that the development will not result in a significant loss of any grassland or permeable surfaces. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site and a full GI assessment and plan 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 for storage with two dormer windows to the rear, raised gable to the side with new gable window and three new roof windows to the front.

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.



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***Development Contributions***

Proposed works        12sqm  
 Previous Extension   37.83sqm (*Taken from Drawings*)  
 Exemption remaining 2.17sqm  
 Total Assessable      0sqm (Non Habitable storage)

<b>Planning Reference Number</b>	<b>SD22B/0489</b>
<b>Summary of permission granted &amp; relevant notes:</b>	<ul style="list-style-type: none"> <li>• Attic Conversion for storage with two dormer windows to the rear,</li> <li>• Raised Gable to the side with new gable window,</li> <li>• Three new roof windows to the front.</li> </ul> 12sqm Non-Habitable room, 2.17sqm exemption remaining.
<b>Are any exemptions applicable?</b>	Yes
<b>If yes, please specify:</b>	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.
<b>Is development commercial or residential?</b>	Residential
<b>Standard rate applicable to development:</b>	119.10
<b>% reduction to rate, if applicable (0% if N/A)</b>	0
<b>Rate applicable</b>	€119.10
<b>Area of Development (m2)</b>	12
<b>Amount of Floor area, if any, exempt (m2)</b>	12
<b>Total area to which development contribution applies (m2)</b>	0
<b>Total development contribution due</b>	<b>€0.00</b>

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<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – attic conversion/dormer window/roof extension.	12sqm
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0615

### **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 in accordance with submitted plans and details.  
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Design.
  - (i) The applicant shall ensure that the proposed gable window at attic level on the side elevation of the proposed development is of opaque or frosted glazing in nature.

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(ii) The applicant shall also amend the size of the middle roof window serving the staircase on the front roof elevation to match size of smaller windows located on either side.

REASON: In the interests of proper planning and sustainable development of the area.

3. (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/0489**

**LOCATION: 63, Ballytore Road, Rathfarnham, Dublin 14**



**Deirdre Kirwan,  
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:** 11/01/23

  
**Gormla O'Corrain,  
Senior Planner**