

Comhairle Chontae Atha Cliath Theas

PR/0080/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0253 **Application Date:** 01-Jun-2022
Submission Type: Additional **Registration Date:** 19-Dec-2022
Information

Correspondence Name and Address: JPO and Associates 6-9 Trinity Street, Dublin 2.

Proposed Development: Construct dormer window to the front and rear of the existing property serving games room/domestic storage; conversion from hipped roof gable to straight roof gable and associated site works.

Location: 5, Liffey Dale, Liffey Valley, Lucan, Dublin

Applicant Name: Mehmood Anjum

Application Type: Permission

(SW)

Description of Site and Surroundings

Site Area: stated as 0.0194.

Site Description

The subject site is located on Liffey Dale, an existing housing estate in Lucan. The site consists of a semi-detached, two-storey dwelling with a hipped roof. The streetscape is characterised by semi-detached housing of a similar character and form. Some housing in the area has roofs with 'Dutch' hips.

Proposal

Construct **dormer window to the front and rear** of the existing property serving games room/domestic storage; conversion from **hipped roof gable to straight roof gable** and associated site works.

Zoning

The subject site is subject to zoning objective RES – *'To protect and/or improve residential amenity'*.

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Consultations

Water Services – no report received at time of writing.

Roads – No objections.

Parks – No comments.

SEA Sensitivity Screening – no overlap is recorded in the SEA monitoring system.

Submissions/Observations /Representations

None.

Relevant Planning History

Subject site

Overall housing estate

S99A/0522

189 no. 2 storey 2,3, and 4 bed. semi-detached and terraced houses including all associated site development works and public open spaces being phase 3 of an overall area of 90 acres with access through the adjoining phase 1 (Reg. Ref. S98A/0103)(Liffey Valley Park). Previous Outline Permission S97A/0413. **Permission granted.**

S01A/0453

Change of house type and additional house from 1 No. 3 bed wide frontage house to 2 No. 3 bed semi-detached houses at site No. 269, Road 11 and the addition of 1 No. 3 bed terraced house adjacent to No. 263, Road 9 and associated site works, parking and modifications to adjoining boundaries being part of Phase 4 of overall development. **Permission granted.**

S00A/0278

Residential development of 353 no. units consisting of 44 no. 4 bed semi-detached house, 18 no. 4 bed terraced house, 44 no. 3 bed semi-detached houses, 71 no. 3 bed mid and end terrace house, 84 no. 3 bed F type semi-detached house, 84 no. 2 bed own door apartments and 8 no. 3 bed apartments in two storey blocks including 1.75 acres of class 2 open space (class 1 open space already provided in other phases), associated site works and car parking on site of circa 30 acres with access through adjoining development known as Liffey Valley Park under construction and an upgraded Ballyowen Lane. **Permission granted.**

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Adjacent and surrounding sites.

SD21B/0503

Extension and refurbishment to existing 2 storey, 3 bedroom semi-detached dwelling of 103sq.m; new reconfigured vehicular entrance with electric gate and additional permeable paving; new internal stairs to converted attic store of 24sq.m with dormer window to gable roof; associated site works. **Permission Granted.**

SD21B/0210

Extension and refurbishment of existing two storey three bedroom semi-detached dwelling of 103sq.m consisting of: new reconfigured vehicular entrance with electric gate and additional permeable paving with new single storey ground floor front; side and rear extension of 44sq.m with lean-to pitched roof and roof lights; detached single storey home office of 11.5sq.m with new rear garden side access from Liffey Crescent with landscaping to remaining 25sq.m garden area; new internal stairs to converted attic store of 24sq.m with dormer window to gable roof and associated site works. **Permission Refused.**

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject site according to APAS.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

Section 2.4.1 Residential Extensions

Policy H18 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 H18 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 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 11.3.1 Residential

Section 11.3.1 (iv) Dwelling Standards

Section 11.3.1 (v) Privacy

Section 11.3.3 Additional Accommodation

Section 11.3.3 (i) Extensions

Section 11.4.2 Car Parking Standards

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Table 11.24 Maximum Parking Rates (Residential Development)

Section 11.4.4 Car Parking Design and Layout

Section 11.7.2 Energy Performance in New Buildings

Section 11.8.2 Appropriate Assessment

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including for altering the roof profile and attic conversions and dormer windows:

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.*

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 three tile courses).*
- *Relate dormer windows to the windows and doors 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.*
- *Do not obscure the main ridge and eaves features of the roof, particularly in the case of an extension to the side of a hipped roof.*
- *Avoid extending the full width of the roof or right up to the gable ends – two small dormers on the same elevation can often be a suitable alternative to one large dormer.*
- *Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof.*
- *Avoid the use of flat-roofed dormer window extensions on houses with hipped rooflines.*

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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 (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, (2009).

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

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Services and Drainage;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The proposed development is consistent in principle with zoning objective RES – *'To protect and/or improve residential amenity'*. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

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Visual and Residential Amenity

Change in roof profile.

The proposed development would involve extending the existing hipped roof to a gable end roof. Under the House Extension Design Guide "*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*". The streetscape and wider area consist largely of semi-detached dwellings with hipped roofs. It is therefore considered that the proposed full gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. **The applicant should be requested to address this by way of submitting Additional Information.** As a result of any changes to the proposed roof profile the applicant should ensure that the proposed dormer extension is appropriately located on the roof and the edge of the dormer should not go beyond the intersection of the main roof ridge and that of the 'Dutch' hip roof.

The proposed Dutch Hip should not be token and should maintain the same angle as the existing hip and should have regard to the head height for attic stairwell.

The materials to be used for the roof would match existing. This is considered to be in compliance with the Design Guide.

Attic conversion/dormer window

The proposed development would provide for the construction of a flat-roofed dormer extension on the rear slope of the roof. The House Extension Design Guide recommends that dormers are set at least 100mm from the ridge of the roof and at least three tile courses from the eaves. The rear dormer extension would meet these requirements. It should be noted that changes would likely be required to the rear dormer as a result of the changes to the roof profile. This dormer is not in a prominent location and its design is considered acceptable.

The applicant is also proposing a dormer to the front. This dormer would also be set off the ridge and eaves. A similar design to the rear dormer is proposed, however, it is noted that this dormer is in a more prominent location. In accordance with the House Extension Design Guide, applicants should "*Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof*". It is considered that the flat roof dormer to the front is over dominant, and its design is inappropriate. The applicant is requested to redesign the dormer, reducing the overall bulk and providing one or two smaller dormers, with a pitched roof that would match the dwelling. Any revised dormer should not protrude beyond the 'dutch hip' and should be set at least 100mm from the ridge of the roof and at least three tile courses from the eaves. Should the

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applicant no longer wish to provide a front dormer Velux windows may be acceptable. **Additional information** should be provided to address this.

The submitted drawings state that the external finishes would match existing.

Services and Drainage

Water Services has not provided comments. Given the proposal relates to an attic conversion, there would be no impact on services in this instance.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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.

Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening, determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required, to ensure the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, 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.

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Recommendation

Request additional information.

Additional information requested: 26 July 2022

Significant additional information received: 19 December 2022

Submissions:

Expiry 11 Jan 2023

None received.

Consultations:

Roads: No objections.

Water Services: No report received at time of writing.

Irish Water: No report received at time of writing.

Assessment:

Item 1:

It is considered that the proposed full gable roof profile would not be in keeping with the character of the surrounding area and would not accord visually in this location. Therefore, the applicant is requested to redesign the roof profile which may include for and incorporate a 'Dutch' half-hipped roof. Please ensure that the 'Dutch' hip is not token. As a result of any changes to the proposed roof profile the applicant should ensure that the proposed dormer extensions are appropriately located on the roof and that the side of the dormer does not go beyond the intersection of the existing roof ridge and that of the proposed 'Dutch' hip.

Applicant's response:

Dutch hip now indicated.

Assessment:

The design of the roof is now acceptable.

Item 2:

The South Dublin House Extension Design Guide (2010) recommends that applicants should Avoid dormer windows that are over-dominant in appearance or give the appearance of a flat roof. It is considered that the flat roof dormer to the front is over dominant, and its design is inappropriate. The applicant is requested to redesign the dormer, reducing the overall bulk and providing one or two smaller dormers, with a pitched roof that would match the dwelling. Any revised dormer should not protrude beyond the 'dutch hip' and should be set at least 100mm from the ridge of the roof and at least three tile courses from the eaves. Should the applicant no longer wish to provide a front dormer Velux windows may be acceptable.

Applicant's response:

Smaller dormer with pitched roof and straight gable now provided.

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Assessment:

The reduction in the bulk of the dormer is welcomed. It is considered that a hipped / half hip roof profile would be more in keeping with the existing dwelling and a condition is recommended to secure this.

Item 3:

The applicant is advised that the South Dublin County Development Plan 2022 - 2028 was made by resolution by the Elected Members on June 22nd and will come into effect on August 3rd, 2022. In accordance with Section 34 (2) of the Planning and Development Act 2000 (as amended), the Planning Authority will have regard to the South Dublin County Development Plan 2022-2028 as the development plan for the area when making decisions in relation to applications from August 3rd, 2022.

In this context, the applicant is requested to provide a report demonstrating that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028.

Applicant's response:

Please confirm what sections require review.

Assessment:

According to the CDP maps, the site is zoned 'RES' and is located within the following designations:

- bird hazards;
- conical surface (Casement)
- outer horizontal surface (Dublin)

The site is not located within any primary or secondary GI corridors. It is noted that the proposal relates to changes to the roof only. House extensions are permissible in accordance with Policy H14. Given the scale and nature of the proposal, the proposed development is considered acceptable in light of the adoption of the new CDP.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no 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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Screening for Appropriate Assessment

On the basis of the information on file, which is considered adequate to undertake a screening, determination and having regard to:

- the nature and scale of the proposed development,
- the intervening land uses and distance from European sites,
- the lack of direct connections with regard to the Source-Pathway-Receptor model,

it is concluded that the proposed development, individually or in-combination with other plans or projects, would not be likely to have a significant effect on the above listed European sites or any other European site, in view of the said sites' conservation objectives.

An appropriate assessment is not, therefore, required.

Development Contributions

Extension 40sq.m – non-habitable

Assessable area = Nil

SEA monitoring

Building Use Type Proposed: Residential

Floor Area: 40sq.m

Land Type: Brownfield/Urban Consolidation.

Site Area: 0.0194 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area,
- the nature and scale of the proposed development, and
- the additional information received,

it is considered that the proposed development would be in compliance with Council policy in relation to extensions to dwelling houses, 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)

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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 carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 19 December 2022, 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. (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

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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-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.

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3. Amendments.

Unless otherwise agreed in writing, prior to the commencement of development the applicant, owner or developer shall submit the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) the front dormer shall have a hipped roof.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

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.

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.

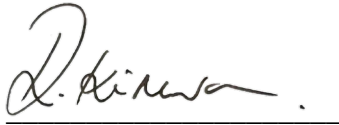
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REG. REF. SD22B/0253

LOCATION: 5, Liffey Dale, Liffey Valley, Lucan, Dublin



**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: 23/01/23



**Gormla O'Corrain,
Senior Planner**