

# Comhairle Chontae Atha Cliath Theas

**PR/0133/23**

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

**Reg. Reference:** SD22B/0515      **Application Date:** 01-Dec-2022

**Submission Type:** New Application      **Registration Date:** 01-Dec-2022

**Correspondence Name and Address:** Alison Clarke, Module 1st Floor, 2, Chapel Hill,  
Lucan, Co. Dublin

**Proposed Development:** Conversion of existing attic to non-habitable storage space; Existing hipped roof to be altered to A frame roof inclusive of a dormer window to the rear of the dwelling all at roof level; Proposed staircase from first floor to attic level; Proposed finishes to match and align with existing dwelling inclusive of all associated site works.

**Location:** 45, Coolamber Drive, Rathcoole, Dublin 24

**Applicant Name:** James Walsh

**Application Type:** Permission

(CS)

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

Site Area: Stated as 0.033 Hectares.

#### Site Description:

The subject site is located in the Coolamber Drive estate in Rathcoole. The subject dwelling is a two-storey semi-detached dwelling with a hipped roof profile and with a large single storey side and rear extension. The street is characterised by other similar residential dwellings with a mainly uniform building line.

### **Proposal:**

The proposed development consists of the following:

- Attic conversion to non-habitable rear dormer for storage.
- Alterations of existing hipped roof to pitched roof.
- Proposed development measures c.18sq.m.

### **Zoning:**

The subject site is subject to zoning objective 'RES' - 'To protect and/or improve Residential Amenity.'

### **Consultations:**

*Surface Water Drainage* – No report received.

*Irish Water* – No report received.

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### ***SEA Sensitivity Screening***

No overlap with relevant environmental layers.

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

None.

### **Recent Relevant Planning History:**

**SD22B/0234:** Retention of single storey flat roof extension to rear (south west), including kitchen with 2 rooflights, utility room, wc and dining area with sliding door; removal of entrance porch and new front door; change of use from garage to bedroom inclusive of change of garage door to window at front and increased parapet height; single storey blockwork shed with sliding door to rear of the dwelling to be retained inclusive of all associated site works.

Decision: **GRANT RETENTION PERMISSION.**

### ***Adjacent sites***

**SD18B/0151:** Construction of a replacement mono-pitch (flat) roof on existing single storey side element of existing house. Permission to raise the roof by approximately 1 metre and all associated site works.

Decision: **GRANT PERMISSION.**

### **Relevant Enforcement History:**

None traced.

### **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***

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*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*

***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.*

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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.

### **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).

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### *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.

### *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 2016-2022 South Dublin County Council Development Plan and the House Extension Design Guide.

### *Residential & Visual Amenity*

The majority of dwellings in the vicinity have hipped roof profiles. The applicant proposes to build up existing hip roof to side to create a pitched gable roof to allow conversion of attic into non-habitable (storage) space with rear dormer extension.

The rear dormer will be set appropriately above the eaves and will be in-line with the main ridge of the existing dwelling. The dormer will be inset by c.0.5m from the boundary with the immediate adjoining neighbour to the north (No. 44 Coolamber Drive). However, it is considered that the proposed gable roof profile would not be in keeping with the character of the roof profiles 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**.

### *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.

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### ***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.

### **Other Considerations**

#### ***Development Contributions***

- Non-habitable rear dormer measuring 18sq.m.
- Assessable area is nil.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – rear dormer	18sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.033

### **Conclusion**

Request additional information to provide a revised 'Dutch' hip roof profile.

### **Recommendation**

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

1. As the proposed gable roof profile would not be in keeping with the character of the surrounding roof profiles of the area and would not accord visually in this location it is considered that the roof profile should be redesigned to incorporate a 'Dutch' half-hipped roof. The revised Dutch hip should be clearly distinguishable from that of a full gable pitched roof, should not be taken in nature and should maintain the same angle as that of the original existing hipped roof.

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LOCATION: 45, Coolamber Drive, Rathcoole, Dublin 24




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**Ciaran Stanley,**  
**Assistant 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:** 03/02/2023



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**Jim Johnston,**  
**Senior Executive Planner**