

# Comhairle Chontae Atha Cliath Theas

PR/0155/23

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

**Reg. Reference:** SD22B/0425      **Application Date:** 26-Sep-2022  
**Submission Type:** Additional      **Registration Date:** 02-Feb-2023  
Information

**Correspondence Name and Address:** J E Architecture Park House, Ballisk Court,  
Donabate, Co Dublin

**Proposed Development:** Alterations to existing hip roof to side to create a gable roof to accommodate attic stairs to allow conversion of attic into non habitable storage space with dormer to rear. Frosted window to side gable with roof windows to front roof. Single storey extension to porch, bay window to front and all ancillary works.

**Location:** 4, Ashfield Avenue, Kingswood Heights, Tallaght, Dublin 24, D24HRW9

**Applicant Name:** Karen Donnelly

**Application Type:** Permission

(CS)

### Description of Site and Surroundings:

Site Area: Stated as 0.025 Hectares.

### Site Description:

The subject site is located in the Ashfield Avenue estate in Kingswood. The subject dwelling is a two-storey semi-detached dwelling, with a hipped roof profile and is located at the top of a 'T' junction. The street is characterised by other similar residential dwellings with a mainly uniform building line. It is noted that the immediate adjoining neighbour to the north (No.5 Ashfield Avenue) has a rear dormer and a 'Dutch' hip roof profile. There is also a rear dormer with 'Dutch' hip on a house approx. 6 dwelling north of the application site.

### Proposal:

The proposed development consists of the following:

- 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.
- Frosted window to side gable.
- Roof windows to front roof.
- Single storey front porch extension & bay window.
- Proposed works measure c.28.67sq.m. (5.12sq.m. + 23.55sq.m.)

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### **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.

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

No overlap with relevant environmental layers.

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

None traced.

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

None traced to subject site.

### ***Adjacent sites***

**SD17B/0355:** 5 Ashfield Avenue, Kingswood, Tallaght, Dublin 24.

Extension of existing roof ridge line to meet newly built up gable wall and the conversion of the attic space with new dormer roof to the rear and two new 'Velux' rooflights to the front.

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).

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*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*

***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.

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### ***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.*

### **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).***

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### 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*

#### *Gable roof and rear dormer*

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 and with rear window.

The rear dormer will be set appropriately above the eaves and will be centrally placed and will be set appropriately below the ridge of the existing dwelling. However, the dormer as proposed is coming off the back wall of the house which is not acceptable. It must not come off the back wall and must be inset at least 3 tile courses. From the roof edge. It is considered this may be addressed by way of **additional information**.

It is also considered that the proposed 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**.

#### *Frosted window to side gable.*

The proposed window to be inserted at attic level to the side (gable) will have frosted glazing and therefore there will be no undue overlooking. This is considered to be acceptable.

#### *Single storey front porch extension & bay window*

The overall front porch extension will have a hipped roof with an eaves height of c.2.9m and a ridge height of c.3.57m. The single storey front porch extension will project outwards from the main front building line by c.1.1m. The bay window element will project outwards by an additional 0.6m, therefore projecting outwards from the main front building line of the existing dwelling by 1.7m.

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The SDCC House Extension Design Guide 2010 seeks to maintain a minimum driveway length of 6m (*Section 4, Front Extensions*). However, for this proposal given a driveway length of c.7.05m will remain post completion the slight increase in projection (c.0.2m) is considered to be acceptable in this instance.

### *Services & Drainage*

No reports have been received to date for Irish Water and Surface Water Drainage. However, in the event of a grant standard drainage **conditions** shall be attached.

### *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.

### Other Considerations

#### *Development Contributions*

- Development subject of this application for alterations to roof profile and non-habitable attic conversion with rear dormer is 23.55sq.m as stated.
- Single storey front porch extension & bay window c.5.12sq.m..
- No previous extensions.
- Assessable area is nil.

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SEA Monitoring Information	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – alterations to roof profile and non-habitable attic conversion & porch	28.67sq.m.
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.025

### Conclusion

It has not been satisfactorily demonstrated that the proposed development would fully integrate with the pattern of development in the area. It is considered that the proposed design changes to the roof would be out of character with both the existing dwelling and those within the environs and would not comply with the design guidelines for extensions as set out in the 'House Extension Design Guide' and in the current South Dublin County Council Development Plan 2022-2028. The applicant should therefore be requested to revise the proposed scheme through a request for additional information.

Request Further Information on the following items:

- Revised 'Dutch' Hip.
- Revised dormer such that it does not come off the back wall but is inset a minimum of 3 tile course from the roof edge.

**Recommendation:** Request further information

### Further Information

Further Information was requested on 16/11/22.

Further Information was received on 02/02/23.

### Consultations

No reports required.

### Submissions/Observations

No further submissions/observations received.

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### Assessment of Further Information

The Further Information requested was as follows:

1. The dormer as proposed is coming off the back wall of the house which is not acceptable. It must not come off the back wall and must be inset at least 3 tile courses from the roof edge. The applicant is requested to submit revised drawings accordingly.
2. The proposed 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 'Dutch' hip should maintain the same angle as the existing dwelling, should not be token in nature and should be clearly distinguishable from that of a gable roof and should have regard to head height for the attic stairwell.

### Assessment

#### *Item 1 – Dormer*

The dormer has been redesigned to be recessed from the back wall of the original dwelling, setback by a minimum of 3 tile courses. This is acceptable.

#### *Item 2 – Roof Profile*

The roof profile has been amended to provide a token Dutch hip. While a Dutch hip of such a small proportion would not normally be permitted, it is noted that the adjacent dwelling, No. 5, has constructed a similarly scaled half-hip. It is noted that the works to No. 5 do not appear to comply with the permitted drawings submitted as additional information prior to the grant of permission.

In the interest of visual amenity, it is considered appropriate that the two dwellings should mirror each other and by symmetrical, as they are viewed as a pair. Permitting a token Dutch hip of this style would not be acceptable under any other circumstances.

On the basis of the above, the revised proposal is considered acceptable in this instance only.

### Conclusion

The development subject to conditions, is considered to be consistent with the zoning objective 'RES' – 'To protect and/or improve residential amenity', and the relevant provisions in the County Development Plan 2022-2028 and is considered acceptable.



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### Other Considerations

#### Development Contributions

<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 (m<sup>2</sup>)</b>	5.12*
<b>Amount of Floor area, if any, exempt (m<sup>2</sup>)</b>	5.12
<b>Total area to which development contribution applies (m<sup>2</sup>)</b>	0
<b>Total development contribution due</b>	€0.00

\* This excludes 23.55 sq.m comprising the converted space which would not be habitable and therefore financial contributions are not levied on related floorspace

#### **SEA Monitoring Information**

Building Use Type Proposed:

Residential Extension

Floor Area:

28.67 sq.m (5.12 sq.m habitable)

Land Type:

Urban Consolidation

Site Area:

0.025 Hectares.

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### **Conclusion**

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028 and the overall design and scale of the development proposed it is considered that, subject to 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. It is considered that the proposal would be consistent with Council policy in relation to extensions to dwelling houses.

### **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 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 02/02/2023, 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

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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-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

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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 the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

**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.

