

Comhairle Chontae Atha Cliath Theas

PR/0179/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0531 **Application Date:** 15-Dec-2022
Submission Type: New Application **Registration Date:** 15-Dec-2022

Correspondence Name and Address: Carol Forbes, 4bes Design Services 38, Larkfield Avenue, Lucan, Co. Dublin

Proposed Development: Conversion of existing attic space comprising of modification of existing roof structure raising of existing gable c/w window and Dutch hip, 2no roof windows to the front, new access stairs and flat roof dormer to the rear.

Location: 20, Johnsbridge Park, Lucan, Co. Dublin

Applicant Name: ED and Catherine Wheeler

Application Type: Permission

(DMG)

Site Description:

The subject site is located on Johnsbridge Park in an established housing estate in Lucan. The site consists of a two storey, semi-detached dwelling. The immediate area consists of housing of similar form and character.

Site Visit: 14/02/2023

Site Area: 0.0278244

Proposal:

Permission is being sought conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window and Dutch hip, 2 no. roof windows to the front, new access stairs and flat roof dormer to the rear.

Zoning:

The subject site is zoned 'RES – *To protect and/or improve residential amenity*' under the South Dublin County Development Plan 2022-2028.

Consultations:

Roads Department No roads objections.
Public Realm No report received at the time of writing this report.

SEA Sensitivity Screening – no overlap indicated.

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Submissions/Observations /Representations:

Final date for submissions: 27/01/2023. No submissions received.

Relevant Planning History:

SD12B/0055 (Subject Site) – Single storey extension to gable end and rear of house with tiled canopy to front. **GRANTED.**

SD22B/0461, 19 Johnsbridge Avenue, Lucan, Co. Dublin – Attic conversion to include the reconfiguration of the side roof profile from hipped to Dutch half hipped and to include a dormer window structure within the front roof slope and rear roof slope and rooflights within the front roof slope. **GRANTED.**

SD21B/0149, 19 Johnsbridge Avenue, Lucan, Co. Dublin – Construction of a single storey pitched roof side extension to existing house. **GRANTED.**

SD19B/0027, 18 Johnsbridge Park, Lucan, Co. Dublin – Construction of 2 dormer roof/windows to the side and rear of existing roof. **GRANTED.**

Relevant Enforcement History

None identified in APAS.

Pre-Planning Consultation

None identified in APAS.

Relevant Policy in South Dublin County Council Development Plan 2022 – 2028

Policy G11: Overarching

Policy G12: Biodiversity

Policy G14: Sustainable Drainage Systems

Policy QDP7: High Quality Design – Development General

Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.

Policy QDP11: Materials, Colours and Textures

Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.

Policy H11: Privacy and Security

Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

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

Policy E3: Energy Performance in Existing and New Buildings

12.3.1 Appropriate Assessment

12.3.2 Ecological Protection

12.3.3 Environmental Impact Assessment

12.4.2 Green Infrastructure and Development Management

12.6 Housing - Residential Development

12.6.7 Residential Standards

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.

Table 12.26: Maximum Parking Rates (Residential Development)

South Dublin County Council House Extension Design Guide (2010)

The House Extension design guide contains the following guidance on house extensions, including attic conversions and dormers.

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.*

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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.

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.*

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

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).

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Assessment

The main issues for assessment relate to:

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

Zoning and Council Policy

The subject site is located within 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.

Visual and Residential Amenity

Change in roof profile.

The proposed development would involve extending the existing hipped roof to a 'Dutch' half-hip 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 roof profiles. The proposed 'Dutch' half-hip is considered to be a cohesive roof form with the character of the area and is acceptable in this instance. It is proposed to have 2 no. roof windows to the front in the Dutch half-hip roof.

The proposed roof materials and finishes would match existing.

Dormer window & attic conversion

The proposed development would provide for the construction of a Dutch half hip roof front and a flat roof rear dormer extension. 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 dormer extension would both be setback from the roof ridge and at least three tile courses from the eaves. The dormer extension would be served by a window measuring 1.3m high x 3m width, and the windows would match the existing windows. This is considered to be visually acceptable.

The proposed rear dormer extension would be setback approx. 13m from the rear garden wall. It is therefore not considered that the dormer windows would create unacceptable levels of overlooking to neighbouring properties or gardens.

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The proposed attic conversion would have a floor to ceiling height of less than 2.4m and is therefore not considered to be habitable. In the event of a grant of permission a **condition** shall be attached that the attic room is used for non-habitable use and in order to use the attic for habitable space it must comply with the Building Regulations.

There is a proposed new window at attic level on the side elevation. In the event of grant of planning permission, a **condition** would be to have obscure glass at the side elevation.

In summary, the proposed development is considered to generally comply with the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 and has an acceptable impact in terms of residential and visual amenity.

Green Infrastructure

The subject site is located proximate to a Secondary Green Infrastructure Link as identified on Figure 4.4: Green Infrastructure Strategy Map in the CDP. Having regard to the location, nature and scale of the development it is considered to be in accordance with Policy Objectives GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the CDP 2022-2028.

Services & Drainage

No reports have been received from Water Services or Irish Water. Standard conditions shall apply in the event of a grant of permission.

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

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves an attic conversion, roof change and dormer extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced 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.

Development Contributions

Non-habitable attic conversion 31.60 sq.m,
Assessable area = Nil

SEA monitoring

Building Use Type Proposed: Residential extension.
Floor Area: 31.60 sq.m.
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.0278244 Hectares.

Conclusion

Having regard to the South Dublin County Development Plan 2022-2028 and the 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, subject to compliance with the conditions set out below, the proposed development would be in compliance with Council policy, 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.

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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. (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

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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.

3. Amendments - Glazing.

The following amendment to the design shall be carried out:

The side attic window on the gable elevation shall be fitted with obscure glazing, and such obscure glazing shall be maintained in perpetuity.

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REASON: In the interest of residential amenity.

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.

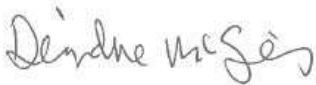
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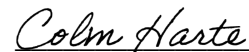
LOCATION: 20, Johnsbridge Park, Lucan, Co. Dublin



**Deirdre Mc Gennis,
Assistant 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: 17/02/2023



**Colm Harte,
Senior Executive Planner**