

# Comhairle Chontae Atha Cliath Theas

**PR/0174/23**

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

**Reg. Reference:** SD22B/0534      **Application Date:** 16-Dec-2022  
**Submission Type:** New Application      **Registration Date:** 16-Dec-2022

**Correspondence Name and Address:** Martin McLoughlin, October House Design Ltd  
Corlea, Ballyshannon, Co Donegal, F94 HDT7

**Proposed Development:** Conversion of existing attic space from storage to domestic accommodation incorporating the raising of the wall plate to the rear of the dwelling to form a Flat Roof structure replacing the back pitch of the existing roof.

**Location:** 1 Tamarisk View, Kilnamanagh, Dublin 24 D24  
R6HV

**Applicant Name:** Brian & Gwen MacLaughlin

**Application Type:** Permission

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

Site Area: stated as 0.0183 hectares on application form.

### **Site Description:**

The subject site is located on Tamarisk View residential street in Kilnamanagh. The subject site accommodates a two-storey semi-detached dwelling with a pitched roof profile. The surrounding area is characterised by dwellings of a similar nature and uniform building line. The external finish on the front elevation of the dwelling comprises of red brick at ground floor level with dash on first floor level. Tamarisk View is a residential street with grass verge with mature trees and footpath. Evidence of on street parking exists on the street. Kilnamanagh park which contains green space and playing fields is located to the south of the site. The subject site was formerly a corner site to Kilnamanagh park however, under S01A/0731, a detached two storey residence was constructed to the side of the subject dwelling.

### **Proposal:**

The proposed development consists of Permission for the following:

- Conversion of existing attic space from storage to domestic accommodation incorporating the raising of the wall plate to the rear of the dwelling to form a Flat Roof structure replacing the back pitch of the existing roof.

### **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:

Surface Water Drainage - No report received at time of writing.  
Roads - No objections.  
Parks - No objection subject to conditions.

*SEA Sensitivity Screening* - Indicates no overlap with relevant environmental layers on SEA mapping tool.

### Submissions/Observations /Representations:

Submission expiry date – 30/1/2023  
No Submissions/observations were received.

### Relevant Planning History:

#### *Subject Site:*

S00A/0619 - Erect a detached residence to side of existing dwelling.

**Grant Outline Permission.**

S00A/0618 - Erect a semi-detached residence to side.

**Grant Outline Permission.**

S01A/0731 - Erect a detached residence to the side.

**Grant Permission.**

#### *Adjacent sites:*

SD19A/0247 - 32, Tamarisk View, Kilnamanagh, Dublin 24 (*Opposite end of street, house in side garden*)

Two storey three bedroom detached house with attic conversion and dormer window to the rear; solar panels on front roof slope; new entrance and boundary walls and all ancillary works.

**Grant Permission.**

SD11A/0258 - 40, Tamarisk Heights, Kilnamanagh, Tallaght, Dublin 24 (*Street to the rear, corner site*)

Demolish existing garage; construct two storey detached house with attic conversion and dormer roof to rear; new entrance and all ancillary works.

**Grant Permission.**

### Relevant Enforcement History:

None identified for subject site on APAS.

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### **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 GII: Overarching*

*GII 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.*

*GI2 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.*

*GI4 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 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.*

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### *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 attic conversions and 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.*

##### 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.*

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### 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)

### ***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 conversion of existing attic space from storage to domestic accommodation incorporating the raising of the wall plate to the rear of the dwelling to form a flat roof structure replacing the back pitch of the existing roof 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***

The proposal for the subject site involves the attic conversion to the existing dwelling. The proposal involves the removal of the rear roof pitch for the creation of a flat roof dormer type structure across the full width and height of the rear roof section. The rear roof from the pitch height of c7.7m

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would extend out as a flat roof for c4.2m, where it would meet (at 90 degree angle) the rear elevation element of the structure effectively forming a three storey dwelling on the rear elevation. The height of the rear elevation element of the attic structure on the rear pitch would be c2.7m from the existing eaves height. The structure is proposed to contain a c2.95m in length by c2.15m high window in the centre of the rear elevation and house a master bedroom with en-suite and c5.5sqm walk in wardrobe. The proposed attic conversion and dormer structure which raises the wall plate to the rear of the dwelling is unacceptable in its current form to the planning authority. Section 4 of the House Extension Design Guide states that attic conversions and dormer windows should be:

- *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);*
- *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.*

The proposed dormer structure is not located below the ridge of the roof or back from the eaves line of the existing dwelling rather it removes the existing eaves line which is established and consistent along Tamarisk View and the roof pitch to effectively create a three storey flat roofed dwelling when viewed from the rear which is possible from the public street owing to the near corner location of the site. This creates an over dominant effect and renders it inconsistent with the prevailing character of the adjacent streetscape and the visual amenity of the area. The proposal would not be in keeping with policy as stated above and would not be in keeping with the appearance and character of the surrounding dwellings creating an imbalance with the roof profiles with the adjoining dwellings. The design of the structure would also have an overbearing impact on the surrounding dwellings due to the scale and mass of roof amendments proposed.

Therefore, it is considered that the attic conversion and dormer structure should be redesigned to incorporate a proposal that is consistent with the guidance issued under Section 4, Attic Conversions and Dormer windows of the House Extension Design Guide 2010. This will allow the development to ensure continuity with the existing roof profile and to allow the proposed development to seamlessly integrate into the existing streetscape. The applicant should be requested to address this by way of submitting **Additional Information**.

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In re-designing the proposed dormer, the Applicant should have regard to the location of dormer below the ridge line of the roof profile (by at least 100mm) and at least 3 No. tiles courses above the eaves line and sufficiently set in from the roof edges so as not to obscure the main features of the roof creating an over dominating appearance of the structure.

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

Regarding surface water drainage and flood risk, the Water Services have not submitted a report at time of writing, however it is deemed that standard water **conditions** can be obtained by condition.

### ***Green Infrastructure***

The subject application provides for no increase in the footprint of the subject house but for the conversion of existing attic space and forming a flat roof structure replacing the back pitch of the existing roof on an established suburban residential site. It is noted that the site appears to be located proximate to a Primary GI Corridor, No.2 M50 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 conversion of existing attic space from storage to domestic accommodation incorporating the raising of the wall plate to the rear of the dwelling to form a flat roof structure replacing the back pitch of the existing roof.

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 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.

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – conversion of existing attic space, raising of the wall plate to the rear of the dwelling to form a flat roof structure replacing the back pitch of the existing roof.	30.67sqm
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.0183

### 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, whilst the principle of the proposed development is accepted, significant concerns arise regarding the potential for the proposal to significantly impact the visual and residential amenity of the area and alter the character of the streetscape.

It is therefore considered that the Applicant should be requested by way of **ADDITIONAL INFORMATION** to re-design the proposed development to ensure it is in accordance with the proper planning and sustainable development of the area.

### Recommendation

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

1. The Applicant is requested to provide revised plan, sectional and elevational drawings demonstrating:
  - (i) The re-design of the proposed attic conversion and dormer structure to the rear pitch of the roof.  
In re-designing the dormer structure, the Applicant should have regard to the content of the South Dublin County House Extension Design Guide 2010, specifically that the dormer should be located below the ridgeline of the existing dwelling (by at least 100mm) and at least 3 No. tile courses above the eaves line. The re-designed dormer should also avoid extending the full width of the roof or right up to the gable ends of the dwelling and not obscure the main ridge and eaves features of the prevailing roof profile.



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REG. REF. SD22B/0534

LOCATION: 1 Tamarisk View, Kilnamanagh, Dublin 24 D24 R6HV



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**Barry Coughlan,  
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:** 16/02/2023



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**Deirdre Kirwan,  
Senior Executive Planner**