

Comhairle Chontae Atha Cliath Theas

PR/0198/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0539 **Application Date:** 21-Dec-2022
Submission Type: New Application **Registration Date:** 21-Dec-2022
Correspondence Name and Address: DRB Design 74, Lambourn Park, Clonsilla, Dublin 15
Proposed Development: Permission for conversion of attic to storage including changing existing hipped end roof to a gable end roof, a dormer window to the rear, 3 velux rooflights to the front elevation and a window to the new gable wall, all at roof level.
Location: 34, Crannagh Park, Rathfarnham, Dublin 14 D14 KX49
Applicant Name: Elis ni Chinnseamhain
Application Type: Permission

(EW)

Description of Site and Surroundings:

Site Area: as stated 0.0454 Hectares.

Site Description:

The subject site is located within an established residential area and contains an existing semi-detached dwelling with hipped roof. The surrounding streetscape is characterised by various extensions with hipped roof styles. The surrounding area contains houses of similar form and characteristics, hipped roofed character is predominant.

Proposal:

The proposal for *permission* consists of the following:

- for the conversion of attic to storage including changing existing hipped end roof to a gable end roof,
- a dormer window to the rear,
- 3 velux rooflights to the front elevation and
- a window to the new gable wall, all at roof level.

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, subject to standard conditions.
Irish Water – No report received, subject to standard conditions.
Roads – No objections subject to conditions.
Parks - No objections or recommendations.

SEA Sensitivity Screening

No overlap with relevant layers.

Submissions/Observations /Representations

None received.

Recent Relevant Planning History

None for Subject Property.

Adjacent Properties

SD16B/0258 - 11, Crannagh Park, Dublin 14. Alterations and modifications to previously approved grant of permission (Reg. Ref. SD15B/0124) comprising the addition of 16.53sq.m to the ground floor extension to rear and a 6.35sq.m first floor bathroom extension to rear, the enlargement of first floor window to front and the omission of all works to the attic and changes to the roof hip.

Decision: **Grant Permission.**

Recent Relevant Enforcement History

No recent relevant enforcement history recorded for subject site.

Pre-Planning Consultation

None recorded for subject site.

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

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GI1 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.

Section 4.2.1 Biodiversity

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.

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Section 4.2.2 Sustainable Water Management

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 6.8.2 Residential Extensions

Policy H14: 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).

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.

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 in SDCC

Ministerial Guidelines and Policy

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

Regional, Spatial & Economic Strategy 2020-2032 (RSES), Eastern & Midlands Regional Assembly (2019)

- Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional, Spatial and Economic Strategy 2019 – 2031.

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Rebuilding Ireland: Action Plan for Housing and Homelessness, Government of Ireland (2016).

Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, Department of Housing, Planning and Local Government (2020).

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment and Local Government (2009).

Urban Design Manual, Department of the Environment, Heritage and Local Government, (2008).

Urban Development and Building Heights Guidelines for Planning Authorities, (2018)

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

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and Department of Transport, Tourism and Sport (2013).

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

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Zoning and Council Policy

The change in roof profile and an attic conversion is consistent in principle with zoning objective 'RES' and would generally be in compliance with Council policy in relation to extensions to dwelling houses, as set out in South Dublin County Council House Extension Design Guide (2010), and in the Development Plan.

Residential & Visual Amenity

Having regard to the surrounding area and the predominant character of hipped roof profiles that are prevalent in the Crannagh Park area, it is considered that the proposed modification of existing roof structure to a fully gable pitched roof profile would create a visual imbalance and would in turn detract from the existing symmetry of this established road. The scale, bulk and design of the proposed pitched roof with rear dormer window is considered excessively large and wide. The proposal would not be in keeping with the overall design of the dwellings located in the vicinity of the site. The applicant shall be requested to modify by **condition** the fully pitched roof profile to a half-hipped roof profile that would not be visually prominent at this mid road

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location. It is noted that the site is a semidetached house within a close street enclave with houses of similar form and appearance and considered to be highly visual within this established estate.

The 3 proposed 'Velux' windows on the front roof profile, in conjunction with the attic window in the side gable would not adversely impact on the residential amenity of adjacent dwellings by way of overlooking; it is noted that the proposed side window would be frosted glass by **condition**.

The proposed development provides for the conversion of the existing attic into an attic storage room at 2.6m in height with an additional new access stairs. The conversion is proposed as non-habitable space; a **note** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations. The proposal is consistent with the guidance set out in the 'House Extension Design Guide 2010'.

Rear Dormer Window

The proposed rear dormer window is not positioned below the ridgeline of the existing dwelling, which is contrary to guidance. This proposal would be contrary to the recommendations of the Council's House Extension Design Guide in relation to design of dormer extensions and as such, would not be in accordance with the proper planning and sustainable development of the area. Notwithstanding the above, it is considered that a revised proposal with a reduction below the ridgeline can be achieved by **condition** and the proposal will be consistent with the zoning objective which seeks to 'To protect and/or improve Residential Amenity' under the South Dublin County Council Development Plan 2022-2028.

Subject to conditions the rear dormer window would not adversely impact on the residential amenity of adjacent dwellings by way of overlooking due to the larger depth of the rear gardens. This development would enable the conversion of the attic providing an acceptable balance between the adaptable re-design of a house and providing accommodation that meets the needs of families, so that the life cycle and use of that building can continue.

Under the above amended conditions, the fully pitched roof profile to a half-hipped roof profile would require a redesign of the dormer window structure and can be outlined in the re-submitted drawings by condition. A grant of permission is recommended.

Green Infrastructure

The subject application provides for a roof change amendment and none to the footprint of the subject house on an established suburban residential site. The site boundary is not located within a Primary GI Corridor or Secondary GI Link 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). A **condition** for surface water shall include for SuDS measures in the form of water butts.

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Having regard to the extent of private amenity grassland retained, the provision of SuDS measures, it is considered that the subject development has incorporated Green Infrastructure and will protect, manage and enhance the GI resources on the subject site. As such, the proposal is in accordance with GI1 Objective 4, GI14 Objective 1, GI12 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 – 2028.'

Services & Drainage

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

Irish Water have not submitted a report however, no w/c has been indicated in the attic proposal on the submitted plans.

Screening for Appropriate Assessment

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 dormer window with roof amendment.

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.

Environmental Impact Assessment

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.

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Development Contributions

Development Contributions	
Planning Reference Number	SD22B/0509
Summary of permission granted & relevant notes:	Residential Dormer Extension – 29sqm. No previous extension.
Are any exemptions applicable?	Yes
If yes, please specify:	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.
Is development commercial or residential?	Residential
Standard rate applicable to development:	119.10
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	119.10
Area of Development (m ²)	29
Amount of Floor area, if any, exempt (m ²)	40
Total area to which development contribution applies (m ²)	0
Total development contribution due	€0.00

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan, existing permissions for similar type development, the overall design and scale of the development proposed it is considered that, subject to the 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, in this instance, be in accordance with the proper planning and sustainable development of the area. It is considered that the proposed conversion of existing attic space

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comprising of modification of existing roof structure, would be generally in compliance 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 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. Modifications to Roof Profile.
 - (i) The proposed gable roof reconfiguration shall be redesigned from a fully pitched roof profile to a half-hipped roof profile. Within two months of this permission, revised elevational and cross-sectional drawings and a revised attic floor plan, shall be submitted for the written agreement of the Planning Authority.
Note: The internal dimensions of the attic floor area may have to be reduced to facilitate the revised half-hipped roof profile.
REASON: In the interests of clarity and to comply with planning policy and sustainable development, and visual amenity.
 - (ii) Modifications to dormer window.
The proposed dormer extension and roof reconfiguration shall be:
 - i) positioned in excess of 100mm below the ridge line of the existing dwelling.
REASON: In the interests of clarity and to comply with planning policy and sustainable development, and visual amenity.

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3. Amendments - Glazing.

The following amendment to the design shall be carried out:

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

REASON: In the interest of residential amenity.

4. (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) 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.

(d) 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

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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.

5. The disposal of surface water shall accord with the requirements of the Planning Authority as follows:(a)The surface water generated by the development (roof and pavements) shall not be discharged to the sewer but shall be infiltrated locally, to a soakpit or similar. There shall be no overflow to the public network. The soakpit shall be designed to BRE Digest 365, shall be at a min. 5m from the house and shall have no impact on neighbouring properties.(b) If the applicant does not consider a soakpit a feasible solution, the applicant shall prove that by submitting a report signed by a Chartered Engineer, showing an infiltration test (with results, photos, etc), and shall propose an alternative SuDS measure for the written agreement of the Planning Authority thereafter for build-out. (c)Any changes to the parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SUDS) i.e. permeable surfacing. Where unbound material is proposed for hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath.REASON: In accordance with GI4 Objective 1 of the County Development Plan 2022-2028 and the South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022

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.

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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: The applicant is advised that, in order to use the attic conversion as a habitable room, it must comply with the Building Regulations.

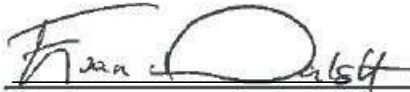
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REG. REF. SD22B/0539

LOCATION: 34, Crannagh Park, Rathfarnham, Dublin 14 D14 KX49



**Evan Walsh,
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: 21/02/2023



**Deirdre Kirwan,
Senior Executive Planner**