

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

**Reg. Reference:** SD23B/0002      **Application Date:** 04-Jan-2023  
**Submission Type:** New Application      **Registration Date:** 04-Jan-2023

**Correspondence Name and Address:** Barry Norman Studio B, St. Patricks Road,  
Greenhills, Dublin 12, D12 N5F7

**Proposed Development:** Alterations and extension of existing dormer attic accommodation of existing dormer bungalow to include the removal of existing hipped roof to side elevation (north west) and to provide gable wall and extension of existing roof ridgeline and provision of 1 no. dormer to front elevation, 1 no. dormer style extension and 1 no. Velux to the rear elevation.

**Location:** 7 Dangan Drive, Kimmage, Dublin 12, D12 DH32

**Applicant Name:** Laura and Joey Treacy

**Application Type:** Permission

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

Site Area: stated as 0.03 hectares on application form.

### **Site Description:**

The subject site is located on Dangan Drive residential street. The subject dwelling is single storey semi-detached dwelling with a hipped roof profile. The front roof profile of the dwelling incorporates a dormer window clad with slate. The surrounding streetscape is characterised by dwelling houses of similar design and characteristic appearance with a uniform building line. It is noted from site visit and planning history that several similar type developments/conversions such as the proposed (Hipped roof to gable wall and front dormer windows) are evident in the surrounding area. The dwelling located to the northwest consists of a gable wall to the subject dwelling boundary. Dangan Drive is a residential street with grass verge with mature trees and footpath on either side.

### **Proposal:**

The proposed development consists of Permission for the following:

- Alterations and extension of existing dormer attic accommodation of existing dormer bungalow to include the removal of existing hipped roof to side elevation (north west) and to provide gable wall and extension of existing roof ridgeline and
- Provision of 1 no. dormer to front elevation,
- 1 no. dormer style extension and 1 no. Velux to the rear elevation.

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

### **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.

### **Consultations:**

Surface Water Drainage Section - No report received at time of writing.  
Roads - No objections.  
Parks - No comments/objections.

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

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

Submission expiry date – 7/2/2023  
No submissions or observations were received.

### **Relevant Planning History:**

#### ***Subject Site:***

None identified on APAS.

#### ***Adjacent sites:***

SD07B/0095 - 5, Dangan Drive, Kimmage, Dublin 12 (*Neighbouring Dwelling*)

2 storey extension to side incorporating the existing garage along with the conversion of existing roof space to provide a continuous dormer to rear and new dormer windows to front.

**Grant Permission.**

SD15B/0063 - 3, Dangan Drive, Dublin 12.

Two storey extension to the side with the conversion of the existing roof space, to include two dormer windows to the front and two to the rear; flat roof to sunroom to be replaced with 'A' framed roof; flat roof to side to be raised by 500mm.

**Grant Permission.**

SD05B/0751 - 15, Dangan Drive, Kimmage Road West, Dublin 12

Rear dormer extension and attic conversion incorporating reconstruction of existing hipped roof to form an apex roof with 2 no dormer windows and 1 velux rooflight to front elevation, first floor gable window at side, single storey extension at rear.

**Grant Permission.**

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

SD04B/0585 - 17, Dangan Drive, Kimmage, Dublin 12.

Erection of a new single storey extension to the rear and new two storey extension to the side incorporating the existing garage along with the conversion of the existing roof space to provide a new continuous dormer to the rear and new dormer windows to the front.

**Grant Permission.**

SD10B/0171 - 21, Dangan Drive, Kimmage Road West, Dublin 12

Extend existing dormer room to existing bungalow; extend the concrete ridge to form part gable roof; extend the original dormer window with an additional dormer window; convert garage with a concrete tiled roof and first floor alterations.

**Grant Permission.**

SD11B/0230 - 23, Dangan Drive, Kimmage Road West, Walkinstown, Dublin 12

Alterations and extension of existing habitable dormer attic accommodation to existing semi-detached, dormer bungalow to include: the removal of the existing hipped roof to side (west) elevation to provide for new gable wall & extension of existing roof ridgeline over; alterations to existing roof rear (north) elevation to provide for new dormer rooflight structure with new windows to bedrooms at first floor level; elevational alterations to existing dormer structure to front (south) elevation comprising the removal of the existing slate cladding and its replacement with napp render finish; all associated elevational alterations and site development works.

**Grant Permission.**

### **Relevant Enforcement History:**

None identified for subject site on APAS.

### **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.*

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

### *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.*

### *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 dormer windows:

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

### 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.*

### Rear Extensions:

- Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.
- Match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area.
- Make sure enough rear garden is retained

### Front extensions:

- Avoid extensions that are dominant or over-large in relation to the scale and appearance of the house.
- Avoid excessive use of 'cosmetic' features such as mock classical columns, Spanish arches, decorative lattice fascia boards, balustrades, stonework, etc., that are not typical of the design of the original house.
- Avoid building an extension more than 1.5m in front of the existing front wall of the house if there is a regular building line along the street.

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

- Keep the extension simple and complementary to the style of the house by reflecting the style and details of the main house, e.g., window location, shape, type, proportion and sill details.
- Reflect the roof shape and slope of the main house.
- Match or complement the materials used in the main house.
- Try to maintain a minimum driveway length of 6m.

### **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 alteration and extension of existing dormer attic accommodation to include the removal of existing hipped roof to side elevation (northwest) and to provide gable wall and extension of existing roof ridgeline and provision of 1 no. dormer to front elevation, 1 no. dormer style extension is permitted in principle subject to its accordance

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

with the relevant provisions in the Development Plan and South Dublin County Council House Extension Design Guide (2010).

### ***Residential and Visual Amenity***

#### **Removal of existing hipped roof to side elevation (north west) and to provide gable wall and extension of existing roof ridgeline**

The proposed development provides for a change in the existing roof profile of the dwelling from a hipped roof profile to a gable ended roof profile. Such development would be contrary to the policy requirements of Section 4 of the House Extension Design Guide which states that;

*'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 proposal to amend the roof profile at attic level allows for the conversion of attic space to create a bathroom 7.27sqm, new bedroom 10.69sqm and dressing room 9.18sqm to serve existing bedroom at attic level.

It is noted the proposed development would not be the first instance along Dangan Drive to include a proposal which includes the creation of gable end type wall from a hipped roof profile (SD07B/0095 - neighbouring dwelling), this is somewhat mitigated by the fact that the development to the neighbouring dwelling, is a separate extension to the side and is setback and lower than the existing building and roof line. As previously stated, the proposed development is divergent from the Design Guide policy and would be located next to/adjoining a hipped roof profile dwelling and would create a visual imbalance and would in turn detract from the existing symmetry of the established streetscape. The hipped roof profile is characteristic of the street (apart from the previously mentioned dwelling No.5 which responds to the roof layout/profile of its adjoining dwelling No.3, creating a similar and even symmetry). The proposed development would be visually prominent by reason of the excessive mass and would fail to integrate and respond to the streetscape which would be unacceptable to the planning authority. In order to avoid an imbalance with the adjoining property and ensure continuity with the existing roof profile and to allow the proposed development to seamlessly integrate into the existing streetscape, it is preferable that the proposed roof profile facilitate a 'dutch or half hip' element. In this regard a re-design is required to ensure the provision of the half-hipped roof profile from the currently proposed gable end. Similar type precedents of half hip roof profiles on the same street for dwellings of a similar character are evident under SD11B/0230 - No.23 and SD10B/0171 - No.21 Dangan Drive. The Planning Authority is satisfied that this can be achieved by way of **CONDITION**.

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

### Provision of 1 no. dormer style extension to rear elevation.

A new rear dormer type structure is proposed for the rear elevation of the dwelling. The structure is set below the ridge line of the dwelling which is acceptable and in keeping with the policy of the House Extension Design Guide which states:

*'Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch*

It is proposed however, that the dormer structure extend out for 4.9m and create a new flat roof rear building line down to the ground level. This effectively creates a two storey element to the dwelling for a width of c4.3m of the rear elevation. The remaining roof eaves line would remain for c0.6m before the dwelling meets the adjoining dwelling and for c3.1m to the northwest of the rear elevation. The structure would divide the rear building line and character of the dwelling and is not acceptable to the planning authority owing to the single storey appearance and character of dwellings along the prevailing streetscape. The dormer structure is satisfactorily set in from the adjoining dwellings however, it is preferable that the proposed dormer structure shall not extend beyond the current eaves line of the roof joining the same building line/face of the ground floor extension. In this regard a re-design is required to ensure the provision of the rear dormer structure is in line with the House Extension Design Guide which states to:

*'Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses)'*

The Planning Authority is satisfied that this can be achieved by way of **CONDITION**. The rear dormer window would be located 11.17m from the rear boundary of the subject dwelling and 26.93m from the rear building line of the dwelling located to the rear No.165 Kimmage Road West. The separation distance exceeds the required minimum of 22m; therefore, the proposed rear dormer would not have a significantly negative impact in terms of overlooking or residential amenity.

One new velux roof light is proposed on the rear facing roof elevation of the dwelling. The principal of the roof window would be acceptable to the planning authority. The rooflight would be c0.8m by 0.9m in size and located at a satisfactory level below the ridge line and appropriately set in from the roof edges.

### Provision of 1 no. dormer to front elevation.

A new front dormer type window is proposed for the front roof elevation of the dwelling. The structure is set below the ridge line of the dwelling which is acceptable and in keeping with the policy of the House Extension Design Guide which states:

*'Locate dormer windows below the ridge of the roof, even if the roof has a shallow pitch*

The dormer window would also be set appropriately above the eaves line of the dwelling and matching the style and appearance of the existing dormer window with tile clad pitched roof. The front dormer would maintain an adequate separation form the neighbouring boundary and create a satisfactory symmetry on the front roof profile. Front dormer windows are characteristic



# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

of the streetscape and deemed acceptable. The proposal would not create an unacceptable level of overlooking and would not adversely impact residential amenity.

The applicant will note that if they intend to use the attic space for habitable use, they must ensure that they comply with building control standards. A **note** should be added to this effect.

### *Visual*

The materials and finishes for proposed development are noted on the applications documentation, however, in the event of a grant in permission, it can be noted through **condition** that all the materials used shall harmonise in colour or texture that is complementary to the existing dwelling.

In summary, the proposed development subject to the **conditions** stated above is considered in general to comply with the guidance set out in the South Dublin County Council House Extension Design Guide (2010) and would have an acceptable impact, subject to condition in terms of residential and visual amenity.

### *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 alteration and extension of existing dormer attic accommodation of existing dormer bungalow to include the removal of existing hipped roof to side elevation (northwest) and to provide gable wall and extension of existing roof ridgeline and provision of 1 no. dormer to front elevation, 1 no. dormer style extension and 1 no. Velux to the rear elevation on an established urban residential site. It is noted that the site appears not to be located proximate to 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).

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.

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

### ***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 alterations and extension of existing dormer attic accommodation of existing dormer bungalow to include the removal of existing hipped roof to side elevation (northwest) and to provide gable wall and extension of existing roof ridgeline and provision of 1 no. dormer to front elevation, 1 no. dormer style extension and 1 no. Velux to the rear elevation.

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 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.

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

***Development Contributions***

Proposed works        28.93sqm  
 Total Assessable     28.93sqm

<b>Planning Reference Number</b>	<b>SD23B/0002</b>
<b>Summary of permission granted &amp; relevant notes:</b>	Alterations and extension of existing dormer attic accommodation of existing dormer bungalow to include the removal of existing hipped roof to side elevation (northwest) and to provide gable wall and extension of existing roof ridgeline and Provision of 1 no. dormer to front elevation, 1 no. dormer style extension and 1 no. Velux to the rear elevation. Proposed Works – 28.93sqm
<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 (m2)</b>	28.93
<b>Amount of Floor area, if any, exempt (m2)</b>	28.93
<b>Total area to which development contribution applies (m2)</b>	0
<b>Total development contribution due</b>	<b>€0.00</b>

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

<b>SEA Monitoring Information</b>	
<b>Building Use Type Proposed</b>	<b>Floor Area (sq.m)</b>
Residential – attic conversion/dormer window extension, hipped roof to gable wall	28.93sq.m
<b>Land Type</b>	<b>Site Area (Ha.)</b>
Brownfield/Urban Consolidation	0.03

### **Conclusion**

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, 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, 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.

### **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.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0235/23**

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

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 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

# Comhairle Chontae Atha Cliath Theas

**PR/0235/23**

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

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.

Prior to the commencement of development the applicant, owner or developer shall submit within three months of this permission, the following for the written agreement of the Planning Authority:

Revised plans that incorporate all of the following amendments-

(a) Revised proposals (to include revised floor plans, elevational drawings and cross-sections) which demonstrate compliance with the House Extension Design Guide and which omits the full removal of the hipped roof profile to create a gable end. Revised proposals should retain a 'half hip' or 'dutch hip' roof element to the proposal.

Note: The internal dimensions of the attic floor area may have to be reduced to facilitate the revised half-hipped roof profile.

(b) Revised proposals (to include revised floor plans, elevational drawings and cross-sections) which demonstrate compliance with the House Extension Design Guide with the rear dormer structure not extending beyond the current eaves line/roof edge ('Locate dormer windows as far back as possible from the eaves line (at least 3 tile courses)' showing clear separation between the dormer structure and the eaves line and any ground floor rear extension.

Note: The internal dimensions of the attic floor area may have to be reduced to facilitate the revised half-hipped roof profile and dormer structure alterations.

REASON: To protect the amenities of the area and in the interests of the proper planning and sustainable development of the area.

# **Comhairle Chontae Atha Cliath Theas**

**PR/0235/23**

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

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.

# Comhairle Chontae Atha Cliath Theas

PR/0235/23

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

REG. REF. SD23B/0002

LOCATION: 7 Dangan Drive, Kimmage, Dublin 12, D12 DH32



---

**Barry Coughlan,  
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:** 28/02/2023



---

**Deirdre Kirwan,  
Senior Executive Planner**