

Comhairle Chontae Atha Cliath Theas

PR/0620/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0544 **Application Date:** 23-Dec-2023
Submission Type: Additional **Registration Date:** 05-May-2023
Information

Correspondence Name and Address: Jonathan Reinhardt SHD Consulting Engineers,
Nutgrove Enterprise Park, Dublin 16

Proposed Development: Front and rear dormer attic extension, alteration of
side hipped roof to a dutch-hip gable roof and
alterations to elevations of existing dwelling. A new
rear Velux and all associated site works.

Location: 201, Orwell Park Heights, Templeogue, Dublin 6W,
D6WPF61

Applicant Name: Jason Tully

Application Type: Permission

Description of Site and Surroundings

Site Description

The subject site is located within the established residential area of Orwell Park Heights, Templeogue, Dublin 6W. The subject site is bound to the north and south by residential dwellings, to the west by the internal cul-de-sac circulation road of Orwell Park Heights and to the east by the rear amenity space of a dwelling along Rossmore Drive.

The subject site is comprised of a semi-detached bungalow with a hipped roof, a hard-scaped area to the front with off-street car parking and a rear garden with a single storey shed structure. The existing dwelling appears to have been subject to previous modification in the form of a front porch structure and a single storey rear extension providing an enlarged open plan kitchen/living/dining room.

The surrounding streetscape is characterised by two storey dwellings with a generally uniform architectural form and character.

Site Area

Stated as 0.026 Ha.

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Proposal

Permission is sought for:

- Conversion of the existing attic space and provision of a front dormer which projects approximately 2.9m out from the roof profile and spans an approximate width of 3.6m and a rear dormer which projects approximately 2.9m out from the roof profile and spans an approximate width of 3.6m. The converted attic space, front and rear dormer will result in an additional gross floor area of approximately 24 sqm comprised of a study/office space and a toilet.
- Alterations to the elevational treatment of the existing dwelling in the form of:
 - Two new windows to front elevation at attic level in the proposed front dormer.
 - Two No. new windows to the rear elevation at attic level in the proposed rear dormer.
 - A velux roof window in the rear pitch of the roof profile.
- Associated modifications to the roof profile comprising the raising of the gable wall and the creation of a half-hipped roof profile to facilitate the stairs providing access to the newly created non-habitable attic space.
- All ancillary site works above and below ground.

Zoning

The site is subject to zoning objective 'RES' – 'To protect and/or improve residential amenity' in the South Dublin County Development Plan 2022-2028.

Overlap is also indicated with the following relevant Development Plan Map layers:

- Bird Hazards.
- Outer Horizontal Surface – Dublin Airport.
- Outer Horizontal Surface – Casement Aerodrome.
- Approach Surface – Casement Aerodrome.

Consultations

Drainage and Water Services Department: No report received at time of writing.

Irish Water: No report received at time of writing.

Roads Department: No objection.

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Screening for Strategic Environmental Assessment

No overlap indicated with relevant environmental layers.

Submissions/Observations /Representations

Last date for Submissions/Observations – 6th February 2023.

One submission was received. The following is a summary of key points contained therein:

- The proposed front dormer is not in keeping with the character of the streetscape and will have a visual impact on the receiving context.
- The construction work required for the proposed development will adversely impact the amenity and health of adjacent properties through the creation of noise and dust.

Relevant Planning History

Subject Site

None recorded.

Adjacent Sites

No recent Planning History of particular relevance in the immediate vicinity of the subject site.

Relevant Enforcement History

None recorded for the subject site.

Pre-Planning Consultation

None recorded for the proposed development.

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

Chapter 3 Natural, Cultural and Built Heritage

Policy NCBH3 Natura 2000 Sites

NCBH3 Objective 3 (Appropriate Assessment)

Chapter 4 Green Infrastructure

Section 4.1 Methodology

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.

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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.

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 13.5.8 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.

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South Dublin County Council House Extension Design Guide (2010)

The House Extension Design Guide contains the following general guidance on house extensions and specific guidance on side extensions:

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.'*

Front extensions:

- *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 expose and complement rather than hide or cover original distinctive features of a house such as bay windows.*
- *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.*

For attic conversions and dormer windows

- *Use materials to match the existing wall of roof materials of the main house;*
- *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; and*
- *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.*

Overlooking and loss of privacy

- *Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.*

Relevant Government Guidelines

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

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

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

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

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

OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021)

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy.
- Visual and Residential Amenity.
- Drainage and Water Services.
- Environmental Impact Assessment.
- Appropriate Assessment Screening.

Zoning and Council Policy

The extension to an existing dwelling comprised of an attic conversion is consistent with the principle of the 'RES' zoning objective and would generally be in compliance with South Dublin County Development Plan 2022-2028 and the South Dublin County Council House Guide (2010).

Visual and Residential Amenity

The proposed development includes the addition of a dormer to the front pitch of the roof profile which projects approximately 2.9m out from the roof profile and spans an approximate width of 3.6m.

In considering the potential for the proposed front dormer to impact the visual and residential amenity of the subject site, adjacent properties and surrounding streetscape, the following extracts from the South Dublin House Extension Design Guide (2010) are of particular note:

'Respect the appearance and character of the house and local area

Reflect the roof shape and slope of the main house.

Avoid dormer windows that are overdominant in appearance or give the appearance of a flat roof.'

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A concern arises that the proposed front dormer would impact the visual amenity and character of the streetscape along Orwell Park Heights. The combination of the addition of a dormer to the front pitch and the alteration of the roof profile from a hipped to half-hipped typology would significantly alter the appearance of the dwelling and as such render it inconsistent with the prevailing character of the adjacent streetscape. The proposal therefore does not respect the appearance and character of the house and local area.

Insufficient rationale or justification has been provided by the Applicant for the siting of a proposed dormer to the front pitch. The siting of the proposed dormer to the front pitch of the roof profile would result in a dominant addition to the roofscape. In this regard the Applicant should be requested to provide **ADDITIONAL INFORMATION** demonstrating the re-design of the proposed development to omit the front dormer.

The proposed development also includes the provision of a rear dormer which projects approximately 2.9m out from the roof profile and spans an approximate width of 3.6m. It is considered that the location of the dormer to the rear pitch is more appropriate as it would not be visible from the adjacent public realm and would therefore lessen the impact on the character of the streetscape. The proposed rear dormer appears to have been designed having regard to the content of the South Dublin County House Extension Design Guide (2010), specifically regarding the location of dormers below the ridge line of the roof profile (by at least 100mm) and at least 3 No. tiles courses above the eaves line. The proposed rear dormer is therefore considered acceptable.

Having regard to the proposed modification of the existing roof structure, it is noted 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 House Extension Guide (2010) states that the roof of side extensions should match the shape and slope of the existing house. Whilst the ridge line and general shape of the proposed amendments to the roof profile largely matches the roof profile of the existing house, it is noted that the southernmost end of the proposed roof presents a form of half-hipped profile, which is considered ‘token’ in nature. It is considered that having regard to the content of the South Dublin House Extension Design Guide (2010) and the prominent location of the subject site that a re-design is required to ensure the provision of a more visually consistent design would enable the proposal to integrate seamlessly into the receiving environment. This can be achieved by way of **ADDITIONAL INFORMATION** requiring the Applicant to revise the design of the roof profile to provide a larger hipped element. As a general rule of thumb, the extent of the half-hipped element of the proposed roof profile should be at least 1/3 the height of the roof when measured from the eaves line to the ridge.

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The proposed development provides for the conversion of the existing attic into an attic room with new access stairs. According to the development description of the Statutory Notices, the conversion is proposed as a non-habitable space, should the Planning Authority be minded to Grant Permission, a **NOTE** should be attached stating that in order to use the attic for habitable space it must comply with the Building Regulations.

Drainage and Water Services

No report was received from the Drainage and Water Services Department or Irish Water at the time of writing this Report. However, having regard to the nature and scale of the proposed development, it is considered appropriate that standard **CONDITIONS** should be attached in the event that the Planning Authority is minded to Grant Permission for the proposed development.

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 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.

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 conversion of an attic space within an existing dwelling to non-habitable space and provision of a front and rear dormer extension. Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 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 remove the proposed front dormer and increase the half-hipped element of the proposed roof profile in order to ensure it is in accordance with the proper planning and sustainable development of the area.

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Recommendation

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

1. The Applicant is requested to provide a complete set of revised plans, sectional and elevational drawings demonstrating:
 - (i) The omission of the proposed front dormer.
 - (ii) The applicant shall redesign the proposed roof profile to provide a larger hipped element.

Additional Information

Additional Information was requested on 27th February 2023.

Additional Information was received on 5th May 2023.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 5th May 2023:

- Cover Letter prepared by Hughes Planning and Development Consultants dated 3rd May 2023.
- Response to Request for Further Information prepared by Hughes Planning and Development Consultants.
- Drawing No. FI100 – Proposed Floor Plans prepared by SHD Consulting Engineers.

The Additional Information provided by the Applicant will be assessed below in the context of the 1 No. Additional Information Item requested by the Planning Authority on 27th February 2023:

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Additional Information Item No. 1

In response to Additional Information Item 1, the Applicant has provided drawings which demonstrate that the following design revisions have been applied:

- (i) The Applicant has not omitted the proposed front dormer. Instead, a rationale is outlined in the Response to Further Information document prepared by Hughes Planning and Development Consultants, citing planning precedent in the surrounding area including but not limited to recent permission for an attic conversion, front and rear dormer at No. 204 Orwell Park Heights (SD22B/0308).

In addition to the rationale for the proposed front dormer, it is noted that revisions have been applied to the design of both the front and rear dormer to match the dimensions and materiality of the permitted development of SD22B/0308.

The rationale outlined by the Applicant in their Additional Information submission is accepted and having regard to the evolving context of the streetscape along Orwell Park Heights, in this instance the provision of a front dormer is considered appropriate.

- (ii) The roof profile of the proposed development has been revised to provide a more pronounced half-hipped profile.

It is considered that the revisions applied by the Applicant successfully address Additional Information Item No. 1.

Other Considerations

Development Contributions

As the converted attic level and dormer extension is non-habitable floor area, a Development Contribution does not arise.

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential Extension–Attic conversion, front and rear dormer.	24 sqm
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.026 Ha

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Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028 and the South Dublin House Extension Design Guide (2010), the Additional Information provided by the Applicant and the evolving nature of the receiving environment of the subject site, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to 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 to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 5th May 2023, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.

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(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.

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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.

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.

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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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REG. REF. SD22B/0544

LOCATION: 201, Orwell Park Heights, Templeogue, Dublin 6W, D6WPF61



**Conor Doyle,
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: 01/06/2023


**Colm Harte,
Senior Executive Planner**