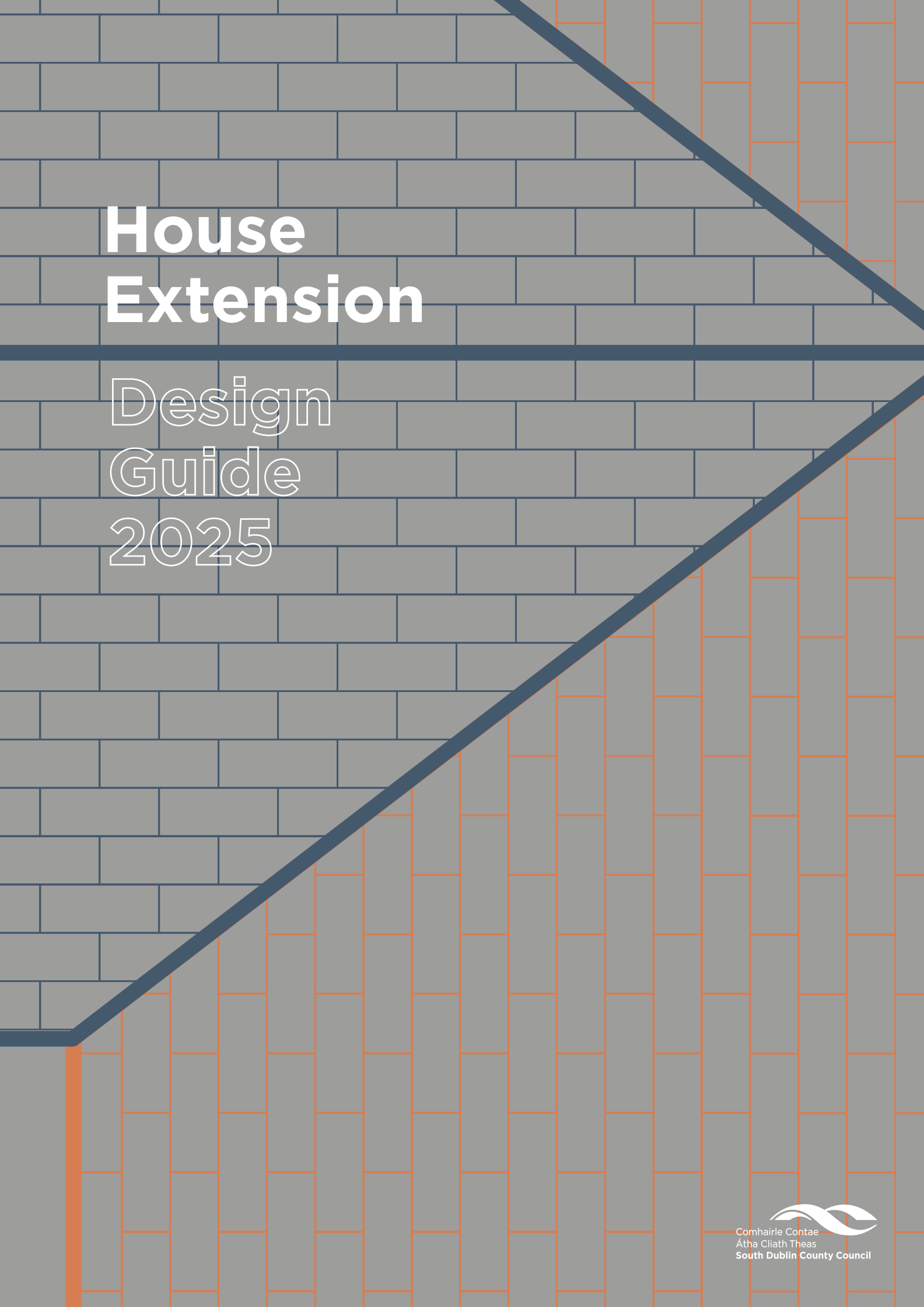
House Extension

Design Guide 2025



Comhairle Contae
Átha Cliath Theas
South Dublin County Council

1.0 Introduction and How to Use the Guide

1.1 INTRODUCTION TO GUIDE

In 2010 SDCC produced one of the first House Extension Guides in the country. The guide proved to be a success with regard improving design standards and protecting the amenity of surrounding residential dwellings, as well as being a useful tool to guide applicants and members of the public through the design and assessment process of house extensions and residential developments. South Dublin County Council is keen to continue to protect and improve the quality of the County's built environment, but also to encourage innovative design solutions, creativity and responses specific to subject sites. Policies in the South Dublin County Development Plan (2022–2028, or as amended) will continue to promote good design and the protection of residential amenity. The Council has prepared this House Extension Design Guide to supplement policies and guidance in the County Development Plan and to provide advice on how to achieve well designed extensions and residential development.

Whilst it is important to provide a standardised set of rules and principles for design approaches, SDCC is cognisant of the fact that design is subjective. SDCC is keen to facilitate applicants and home owners to achieve high quality design and architectural interventions to the existing housing stock, that not only benefit the user, but maximise the quality of the property (internal and external spaces), and also contribute to the wider built

PLAN

- Understand your needs
- Things to consider

DESIGN

- What do I have and what can I do with it?

REFINE

environment in the surrounding vicinity, without having an adverse impact on neighbouring properties.

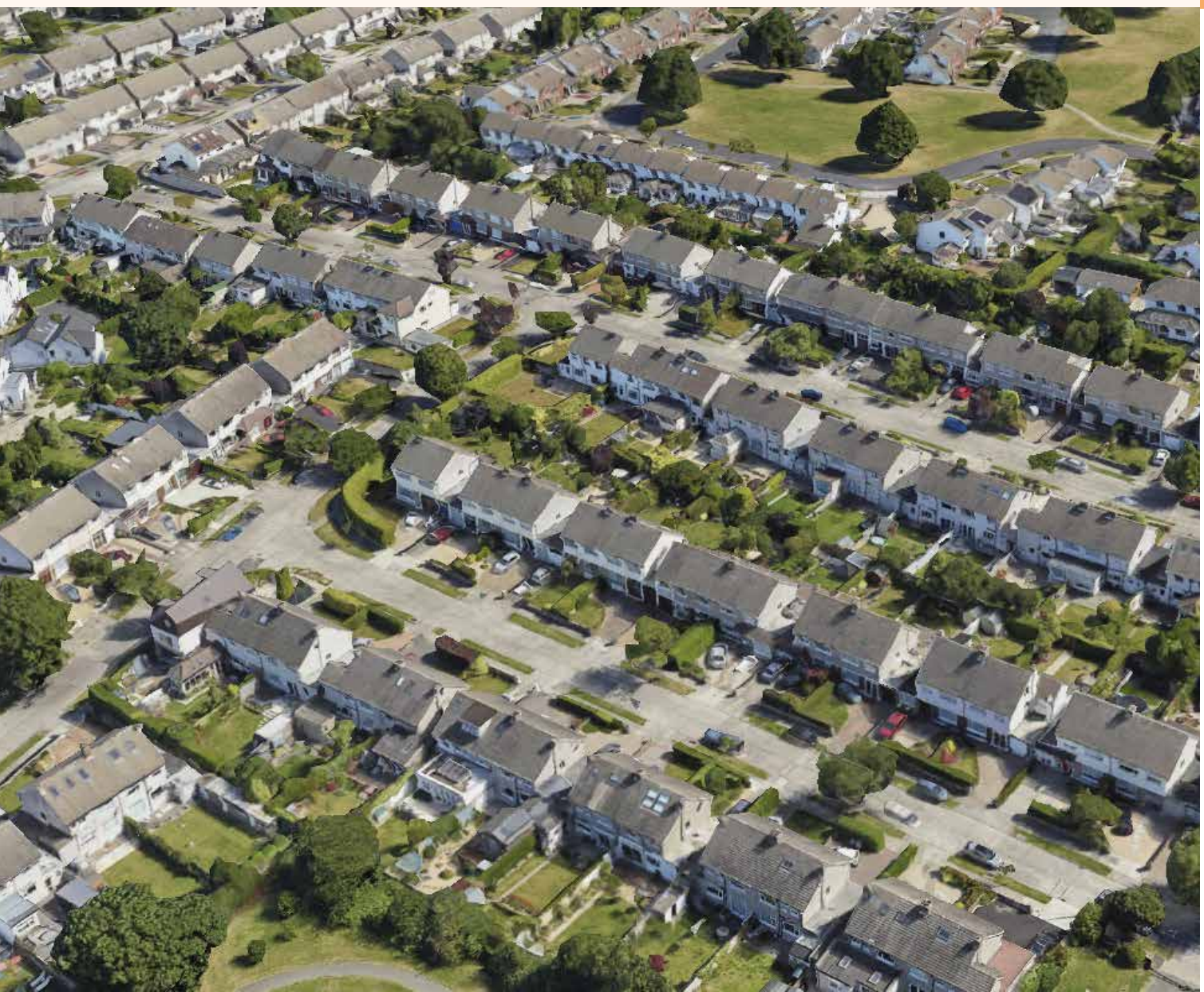
In general all house extensions in urban areas of the county shall have regard to this guide, or any superseding guidance or standards, locally, regionally or nationally.

1.2 WHO SHOULD USE THIS GUIDE?

This Guide is aimed at anyone considering building an extension to their house, or any other residential development or alterations, and those who are consulted in the design of such extensions such as architects, technicians and builders. It will also be used by Planners and other staff in South Dublin County Council when assessing planning applications for new extensions.

1.3 APPLICATION OF THE GUIDE

The guide is intended to be a tool for both SDCC Local Authority Planners and internal staff, as well as members of the public who are embarking on house extensions and alterations. The contents of the guide is considered applicable to most site and circumstances within SDCC's functional area, however there may be cases where there are deviations from the guide due to on site constraints or design parameters. Additionally, proposed alterations and extensions may be extremely innovative and creative, and therefore a more flexible approach may need to be applied when using the guide to assess proposals.



1.4 GLOSSARY

Amenity The pleasantness of an area; includes the appearance of buildings and landscape, levels of noise, disturbance, odour, privacy and daylight.

Building line The original walls of a house facing a public road or other area. Can be used in the context of one or a collection of houses.

Curtilage The area of land around a house. Includes front, rear and side gardens, driveways, hard surfaces and may be enclosed by wall, fence or hedge.

Design statement A statement submitted with a planning application explaining the context and ideas that are incorporated into the design of an extension.

Dormer A window which is set vertically on a sloping roof to provide light to the attic space. The dormer has its own roof which is generally flat or pitched.

Eaves The overhang at the lower edge of the roof.

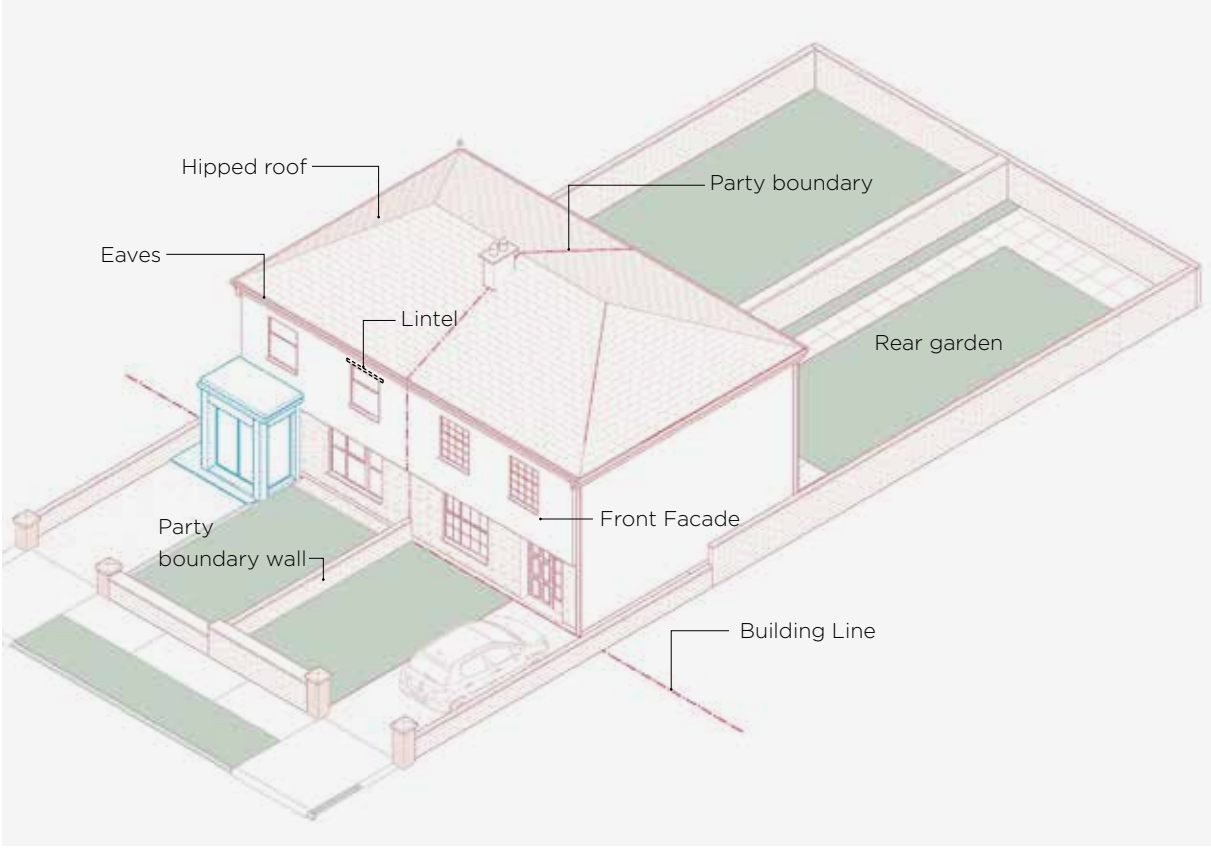
Elevations Plans drawn to scale showing the external appearance of a building.

Exempted Categories of development set out in the Planning and Development development Regulations 2001 (as amended) that can be constructed without planning permission.

Facade Face of building, especially the main front elevation.

Fascia A horizontal board covering the junction between the top of the wall and the projecting eaves. (Also known as 'fascia board')

Floor plans Simple line drawings to scale showing room layout as seen from above.



1.3.1

Gable The upper part of a wall (normally triangular in shape) between the sloping ends of a pitched roof

Habitable rooms The main liveable rooms in a house such as a kitchen, living room, dining room and bedroom. This term excludes the hall, bathroom, corridors, storeroom and utility room.

Hipped roof A roof that has sloping or 'hipped' ends to each side.

Lintel The horizontal beam or stone bridging over a door or window opening.

Opaque glass Non-transparent glass normally used in bathroom windows.

Overhang To project, protrude or cross a shared boundary with the roof or gutters of a building. (Also can be termed 'Oversail')

Parapet The top of a wall, usually used in the context of a flat roofed extension or building

Party boundary The legal ownership boundary line between two adjoining properties.

Perceived Overlooking Impression that a property or space can be watched or overlooked by another building, structure or occupant even if this is not physically or technically the case.

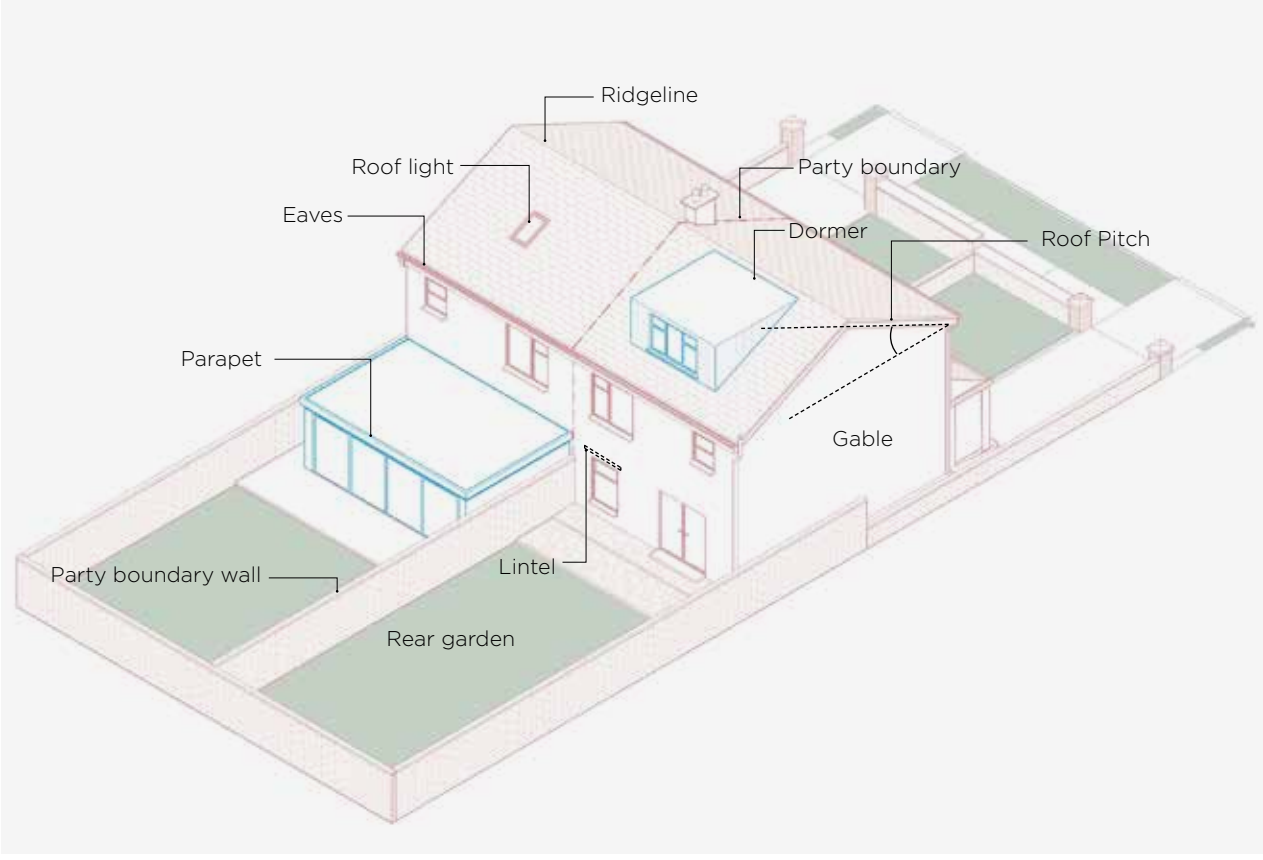
Renewable Energy that is generated from renewable sources such as wind or sunlight energy

Ridgeline The horizontal line along the top of a pitched roof between two end gables.

Roof light A window that provides light to an attic area and lies flush with and parallel to the slope of the roof.

Roof pitch The angle or degree of roof slant.

Usually ranges from about 45° for steeper roofs to 30° or less for shallower roofs.



1.3.2

2.0 Strategies for Improving your Home

2.1 DEFINING YOUR NEEDS

2.1.1 Developing a brief

Having clarity on the expected outcomes for any house extension and renovation project is key to its success. A reasonable way to do this is by identifying services, facilities, spaces or spatial qualities, that could work better or that the home does not already have and are necessary for the building or household to meet their needs.

For example:

- More natural light
- Better relationship with the front, rear or side garden
- Insulation suited to the building
- Energy performance upgrades
- Modernised lighting and electrical systems
- Modernised drainage and Sustainable Drainage System
- A quiet space to study or work from home
- A wheelchair accessible bathroom
- Sufficient bedrooms
- A space for a specific hobby
- A dining space
- A modern kitchen
- A contemporary floor layout
- New bike or bin storage areas
- Wider driveway

These elements form part of a brief and its development allows the household to evaluate the urgency, importance and priority of each element which will help lead the design of a home extension in both its design strategy but also its cost.

2.2 URGENCY, IMPORTANCE AND PRIORITY

Carrying out works to an existing house can be broken down into these three general concepts to help a household recognise how to engage in an extension and renovation project from an informed and pragmatic perspective.

2.2.1 Urgency

This relates to how time-sensitive a decision or action is. An urgent matter needs to be addressed quickly as delays might lead to greater problems, inconvenience or additional costs. In the context of house renovation and extension project.

Some urgent examples might be:

- Damaged roof structure, missing or slipped roof tiles or similar roof issues
- Moisture ingress, dry rot or other moisture related issues
- Structural issues in existing walls
- Damaged or inadequate drainage
- Poor insulation or energy efficient systems
- Failing boiler or heating system

2.2.2 Importance

This relates to how critical a feature would be to the overall objectives of a brief. It may not require immediate action but is fundamental to the success of a project in the medium and long term.

Some examples include:

- Insufficient bedrooms for a growing household
- Non-accessible spaces for a person with mobility issues
- A quiet or separate space to study or work from home

2.2.3 Priority

This combines urgency and importance to rank the elements that should be dealt with first. It helps decide what needs to be actioned immediately. High-priority items typically impact quality of life or structural integrity:

High priority examples include:

- Energy performance upgrades and insulation to the building

Important but not urgent examples include:

- A modernised kitchen, living and dining space with optimised floor layouts

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Examples which enhances quality of life but may be a lower priority:

- Better relationship with a front, rear or side garden

Each household will have different defining factors influencing their decisions based on current needs, future plans and budget so every project will vary both in its scope and final outcome.

From a best practice perspective, considering all necessary improvements, renovations and extensions to an existing house as part of one single project will lead to a well-conceived, cohesive outcome even if the project needs to be split into stages due to budget or otherwise.

To ensure a project can be carried out in a cohesive way it is essential that every renovation or extension is conceived through a thoughtful design process, this guide has been prepared to assist in this process.

2.3 MEETING NEEDS THROUGH DESIGN

Whether it is a new heating and ventilation system, a new wheelchair accessible bathroom, a music room at the back of a garden or a two-storey extension for additional living and sleeping areas, every intervention in a home needs to be designed and well considered.

2.3.1 Engaging with experts to advise on design

Engaging with an architect is a key step to ensure your brief is met efficiently and creatively as their expertise in residential extensions can assist in navigating the coordination with all matters of a renovation and extension process from the outset of a project.

An architect, in consultation with this guide, can help maximise the functionality and efficiency of a house and extension, enhance the quality of life integrating any additional

floor space of a new extension with the existing layout of the house, future proof your home through architectural creative design solutions, energy performance upgrades, and add value to your home.

2.3.2 Development Precedents and Context Considerations

Before undertaking work, look for examples of similar developments in the area, elsewhere in South Dublin or in other areas of Dublin with a similar context or consult with your local planning authority.

Every application is assessed on its own merits but precedent studies can offer an indication of what is a reasonable level of development and what is achievable with your home. They may also offer tested options to meet specific needs.

It is important to note that new structures can relate or contrast with existing ones in terms of materials, height, or architectural language but must always be well considered to ensure adequate integration with the existing house and surrounding context. Traditional does not always mean appropriate and contemporary does not necessarily mean incongruous. Architectural best practice can explore uncommon approaches while offering more adequate and effective integration of new alterations and extensions.

Other elements that must be carefully considered include sizes of existing front and rear gardens, orientation in relation to the sun and light exposure of existing house and surrounding neighbours, boundary conditions, existing services such

as power or drainage lines, site vegetation or trees that may provide amenity to the neighbourhood or refuge for wildlife, topography and level changes between houses, location of existing windows in surrounding homes, important or special characteristics of the existing house in terms of architectural relevance, workmanship, social importance or other considerations.

2.3.3 Accessibility, adaptability and flexibility

Alterations and extensions to an existing home involves thinking about the future; it is an opportunity to not only think about a new kitchen or a modern utility room but about those who may use it well into the future.

Consideration for accessible, adaptable and flexible design should be considered as part of a long-term strategy for any home. In everyday terms, flexible layouts and universal access standards result in more generous space in room sizes, wider doorways, and hallways; it means safer, more comfortable spaces and circulations, level access and thresholds. This is known as *Universal Design.*

The Centre for Universal Design establishes 7 basic principles:

1. Equitable Use

2. Flexibility in Use

3. Simple and Intuitive Use

4. Perceptible Information

5. Tolerance for Error

6. Low Physical Effort

7. Size and Space for Approach and Use

In Ireland, Part M of the Building Regulations covers accessibility standards and is an important starting point when designing or considering the accessibility requirements in the future of a home and it is recommended that the concept of flexibility be explored with those involved with the design, construction and execution of any works.

Additional literature on Universal Design can be found in the Centre for Excellence in Universal Design:

https://universaldesign.ie

2.3.4 Size Guidelines (space requirements)

As gardens in newer developments can be smaller and extensions often can be larger it is important to emphasize minimum floor areas, sizes and guidelines for accommodation in all homes. These are not intended to replace or supplant the design skills of architects and designers, similarly, minimums are not targets and should be observed as guidelines to start from.

Design guidelines help deliver high-quality and sustainable development, these are set out and considered to comply with good practice and to meet the Department of Housing, Local Government and Heritage's requirements for good quality accommodation for dwellings and residents.

The following information on the table below and on the next page includes guidance information for minimum bedroom and living room widths, floor areas (excluding built-in storage), storage space requirements, and floor areas for private amenity space.

Minimum Bedroom floor areas/widths		
Single Bedroom	Min. Width	Min Area
Single Bedroom	2.1 m	7.1 m2
Twin Bedroom	2.8 m	13 m2
Minimum Aggregate bedroom floor area for 2 bedroom houses	–	24.4 m2
Minimum Living Room unobstructed widths		
Two Bedroom House	3.6 m	
Three Bedroom House	3.8m	

The table below shows room widths and internal floor areas calculated from structural dimensions (plaster thickness and that of skirting boards, additional floor area at doors, being thinner than structural walls, for example is disregarded). However, in relation to compliance with the Building Regulations, the actual as built finished dimensions may be critical, as for instance clear stair widths in respect of Part K, finished dimensions in respect of bathrooms and clear door widths in relation to Part M.

2.4 EXTENSIONS AND ALTERATIONS

2.4.1 General Principles

South Dublin County Council currently adopts a development plan every six years, setting out the framework to progress to a more sustainable development pattern for South Dublin in the medium and long-term future. The new Planning and Development Act will require ten year plans, however general principles will likely remain the same.

2.4.2 Invisible interventions and improvements

Invisible interventions and improvements include works that don't result in any noticeable or visible works carried out to an existing building but that may be necessary to improve the energy or thermal performance of a building, upgrade existing services and installations or generally improve the building's interior quality.

Dwelling type	Target gross floor area	Mimimum – main living room	Aggregate living area	Aggregate bedroom area	Storage
Family Dwellings – 3 or more persons	**(m2)**	**(m2)**	**(m2)**	**(m2)**	**(m2)**
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (3 storey)	83	13	30	28	4
3BED/4P House (3 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (3 storey)	80	13	30	25	4
2BED/4P House (3 storey)	70	13	30	25	4
2BED/4P House (3 storey)	73	13	30	25	7
2BED/3P House (3 storey)	70	13	28	20	3
2BED/3P House (3 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1BED/2P House (3 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

Source: Design Manual for Quality Housing – Chapter 5 – Dwelling Design – 5.2.2.2
By the Department of Housing, Local Government and Heritage.

Invisible interventions and improvements include those works internal to a home such as (non-exhaustive):

- Energy Upgrades
- Internal Insulation
- Alterations of internal floor plans
- Rewiring / replumbing

While these works may not be visible from the exterior, they require adequate detailing, consideration for the building's structure, character, performance and oftentimes significant labour, materials, time and budget.

These improvements might involve standard servicing or upgrading of the heating system, it may require fitting breathable hemp insulation between joists over a wind-tight vapour permeable membrane instead of internal wall insulation, sealing air gaps and draughts around floors, windows and doors, retaining a well-ventilated sub-floor and choosing the right type of insulation for the type of materials and construction of the building.

These works may reveal other legacy issues in the building such as weakened floor joists, moisture damage, obsolete or redundant services, inappropriate previous modifications etc. Planning and knowing what to expect is key to finding appropriate solutions and setting a budget.

2.4.3 Visible interventions and improvements

Visible interventions include those works to extend or alter the exterior of the house. Such as:

- Extensions
- Dormers
- Changes to the roof profile
- External Insulation
- Replacement windows or other features of an existing building.

It is important to ascertain at an early stage in the process if works require planning permission. Generally, planning permission for developing land or property is required unless it is specifically listed as exempted development in planning legislation approved by the Oireachtas and through regulations made by the Minister for Housing, Local Government and Heritage.

The term development generally includes carrying out works (building, demolition or alteration) on, in, over or under land or buildings, and making a material (i.e. significant) change to the use of land or buildings.

Small scale extensions to a house, including a conservatory, do not require permission if the extension is to the rear of the house and works comply with current exempted development regulations (as amended or updated). The Office of the Planning regulator provides updates and summarised versions f the regulations for homeowners. See link below:

www.opr.ie/planning-leaflets

Regardless of whether a visible intervention and improvement requires planning or not, it is fundamental to ensure any such work is well designed, cohesive, appropriate, innovative and addresses basic considerations to ensure good design, progressive improvements to the built environment, consideration for neighbouring properties, reflect best practice, architectural innovation and high standard of design, construction technology and sustainability.

Generally, extensions to existing homes will happen to the front, rear or side. These can sometimes happen in conjunction and can be planned in a single project or in various stages depending on a household's brief, budget and needs.

Visible interventions must observe and follow strategies of appropriate integration of new construction

into an existing building, avoiding overlooking, overshadowing and overbearing effects on other homes.

It's important to note that even modest extensions can provide significant improvements to an existing home and achieve architectural excellence in doing so.

2.4.4 Interventions to Protected Structures and buildings in Architectural Conservation Areas

While some visible and many invisible works can be exempt from planning for most buildings, this does not apply where a building is designated as a Protected Structure (sometimes incorrectly referred to as 'listed buildings') or within an Architectural Conservation Area (ACA).

Planning permission is necessary for most works to Protected Structures and buildings in ACAs, this includes any works planned for the building's interiors, exteriors, fittings, floors, ceilings, joinery, doors, windows, its grounds, curtilage and all elements within its boundaries. Expert advice is required to ensure any works proposed are properly assessed and do not compromise the character of the Protected Structure or the ACA.

Unlike the UK, Ireland has no 'levels' of conservation; this means once a building or structure is catalogued as a protected structure, it extends to and includes all parts of the structure, including its interior, all lands around it, and any other structures on that land.

Every protected structure has unique characteristics – such as size, age, location, construction technology, state of conservation, features, and thus, require sympathetic and careful consideration for any works planned.

Owners of a historic building, particularly one designated as a Protected Structure or located within an Architectural Conservation Area will need the advice of an Architect with skills in conservation and this should be sought at the earliest possible stage of any project.

There are three grades of accreditation within the RIAI Conservation Accreditation System with Grade 1 being the highest:

- RIAI Grade 1 Conservation Architect.
- RIAI Grade 2 Conservation Architect.
- RIAI Architect Accredited in Conservation at Grade 3.

All works carried out on a Protected Structure, or within an ACA must adhere to conservation principles and should be planned with an 'as much as necessary, as little as possible' approach. In any case, legislative requirements for these types of buildings include the need for Planning Permission(s), Section 5 Declaration(s) on exempted development, and / or Section 57 Declaration(s).

Owners of a Protected Structure are encouraged to engage with the Local Authority's Architectural Conservation Officer for guidance.

It is important to note that any person who damages or undertakes works to a Protected Structure without the necessary planning permission is committing an offence and can face enforcement action.

The updated Record of Protected Structures (RPS) is available on the South Dublin County Council website or in person at the Council offices.

2.5 MANAGING VISIBLE INTERVENTIONS

2.5.1 General Principles

Visible interventions to existing buildings create opportunities for homeowners to balance a change in needs and additional space with new personalised interventions to their homes specifically and a gradual transformation of a wider built environment generally.

While interventions vary in their scope, size, use, expression, and specific context it can be expected that most homes that can be extended will have similar options:

1. Front extensions
- Windows
- Porch
- Single Storey
- Two Storey

2. Rear extensions
- Single Storey Extensions
- Two Storey Extensions
- Detached garden rooms

3. Side extensions
- Windows
- Single Storey Extensions
- Two Storey Extensions

4. Roof extensions / Attic conversions
- Hipped roof to Pitched Roof (gable wall alteration)
- Attic conversion to living accommodation
- Dormer extensions
- Gable windows

5. A combination of the above

2.5.2 Considerations for new extensions

New extensions should incorporate good design, contemporary construction technologies, well-considered architectural expression and materials, and best practice while observing and taking into consideration the architectural character of the existing house and surrounding context.

With deep retrofits becoming more common and necessary for the existing, older housing stock it is sometimes expected that homeowners will take this opportunity to plan for more complex extensions resulting in larger extensions or combining front, rear, side and roof extensions. With this in mind it is important that homeowners consider how the architectural language of new extensions will be incorporated or contrast with the existing house. In general terms it should be considered that while front rear and side extensions may be physically separate from one other, they should have a cohesive, shared architectural language and materials, their features could share similarities in reasonable, considerate ways. Examples include:

1. Similar or matching roof shapes or materials
2. Similar or matching wall finishes
3. Similar or matching window treatments
4. Similar or matching architectural expression

In some circumstances this may not be possible due to specific site conditions or particular characteristics of the existing house and context. Where this is the case, an architectural method statement, accompanying a planning application can serve as a way to describe the considerations taken to decide differences or departures in design between new extensions. This approach helps both the homeowner and the Local Authority recognise the effort required to create better built environments through thoughtful and considerate design.

2.5.3 Additional considerations

With Building Regulations and Design Standards as basic principles for new extensions the following additional considerations should be observed:

Interior spaces
- Generous rooms with adequate storage
- Provision of windows, rooflights, lightwells and/or high-level windows to ensure adequate light and views are provided
- Adequate ventilation for both existing areas and new extension(s)
- Sufficient width to corridors and doorways for easy access and level access thresholds or ramps for external doors.

External spaces

- Retain as much private garden area as possible by balancing needs of new spaces within the existing footprint of the house, attic spaces and front, side and/or rear extensions.
- Prioritise vegetation, pedestrian and bicycle needs
- Incorporate storage space for bins and bicycles into strategy and language of front garden extensions or alterations.
- Where possible provide sufficient space between side walls of adjoining houses to allow access for maintenance if desired
- Retain sunlit garden areas
- Provide attractive and well maintained boundary treatments between neighbouring gardens
- Retain and protect existing trees, hedges and planting where visual interest, wildlife and pollination can thrive
- Provide Irish species of trees, hedges and planting to increase visual interest, wildlife and pollination with adequate consideration for the ecosystem.
- Retain on-site parking where it is available.

2.5.4 Privacy, Overlooking and Perceived Overlooking

Addressing privacy between homes is an invaluable way to maintain, enshrine and increase the amenity of a neighbourhood. As rear gardens get smaller and urban density increases, it is important to balance and consider how views, natural light, and architectural form in new extensions can achieve an improved quality of life for an existing house while maintaining adequate levels of privacy between homes.

For neighbours of people seeking to build extensions, please consider that

new extensions do not automatically result in overshadowing, overlooking, loss of privacy or overbearing impacts and must consider that people carrying out extensions to their homes is common practice.

Overlooking can occur when spaces provide direct views into a neighbour's private spaces such as a garden, living space or bedroom. While this can relate to the positioning, height or nature of external areas, windows or habitable spaces in relation to a neighbour's house, it can also relate to the vantage point of these spaces in relation to a difference in levels between properties due to topography or distances and proximity between homes in dense urban settings.

New extensions must avoid direct overlooking and can do so by using sensitively sited and designed solutions, particularly to first floor extensions such as:

- Design internal layouts to make spaces that could have overlooking effects be bathrooms, corridors, stairways, etc.
- Embrace the use of opaque, fluted or other frosted types of glazing on side windows or other windows that might overlook nearby properties.
- Use high-level windows above head height where necessary.
- Use angled windows to avoid directly facing a neighbour's garden or habitable spaces.
- Introduce rooflights or lightwells.
- Create internal courtyards for light and views.
- Recess windows into wall build-ups.
- Install screens or louvres in front of windows.

Design solutions addressing privacy and overlooking can often be combined to achieve best outcomes through innovative design. Thoughtful and creative engagement with your designer will give you the best chance of addressing overlooking.

Ultimately, proposed extensions should not adversely impact on the amenities of existing adjacent properties by way of significantly increased levels of overlooking and this will form part of the local authority's assessment.

For single storey extensions, consider ways to ensure natural light can still reach the deeper parts of a floor plan. This will avoid unwelcoming or dark spaces. This can be done through:

- Courtyards
- Rooflights
- Clerestory windows
- Shape of the roof
- Shape of the extension

For larger, two-storey extensions, consider how the roof profile integrates with the existing house. A contemporary architectural form may require innovative ways of integrating the existing roof into a new extension and this creates opportunities to add value and interest to an existing house.

First floor side extensions built over existing or new structures and matching existing dwelling design and height are generally acceptable. A set-back from the front façade and roof profile or ridge can help integrate an extension by contrasting the new intervention from the original dwelling. This physical difference between structures can be seen as an opportunity for architectural design to enhance and improve interior spaces and the external expression of the original house and new extensions together as well as avoiding a terracing effect.

In the event that a family flat extension is proposed to an existing dwelling, it is recommended that the advice in this Guide be considered in the design of any such extension, with the proposal to accord fully with the requirements of the current County Development Plan regarding family flat development. Family flat assessment criteria are detailed under Section 12.6.8 Residential Consolidation – Family Flats in the current South Dublin County Development Plan (2022–2028), and as per any future iterations of the plan.

3.0 Built Form Principles

3.1 GENERAL CONSIDERATIONS RELATING TO ALL EXTENSIONS

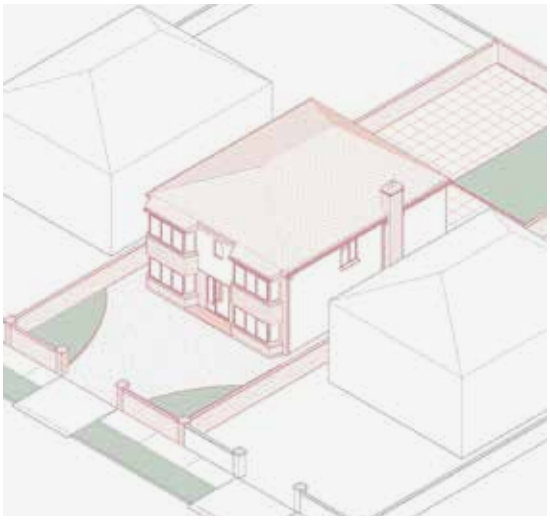
3.1.1 Introduction

There is huge variety within the County's housing stock in South Dublin. Each planning application is assessed on its own merits with the particular circumstances of the site and surrounding area in mind. Challenges in housing provision and lack of supply makes moving homes more difficult and means that existing homes have to work harder to meet the changing needs of its occupants. It remains important to strike a balance between a householders' wishes to change and expand their homes and ensuring developments do not have a serious adverse effect on the residential and visual amenities of neighbours or on the streetscape.

3.1.2 Residential Extensions

Most houses have scope to accommodate alterations and/or extension elements. A larger site with a detached dwelling can more easily accommodate a sizable extension than a narrow mid-terraced house with a smaller garden. An extension to a particular house type that may be acceptable on a flat site with a particular orientation, if 'cut and pasted' onto the same house type nearby, may cause serious adverse effects on neighbours because of slope and orientation.

Because of variation, the built-form principles herein are necessarily broad-brush and relate to existing houses in urban areas only, outside of Architectural Conservation Areas (ACAs) and excluding Protected Structures.



3.1.1 Detached House

3.1.2 Semi Detached Houses

3.1.3 Terraced Houses

3.1.4 Compact Developments

The built-form principles in this section may apply to residential extensions to houses within SDZ areas that have been built out and occupied, unless the related Scheme indicates otherwise.

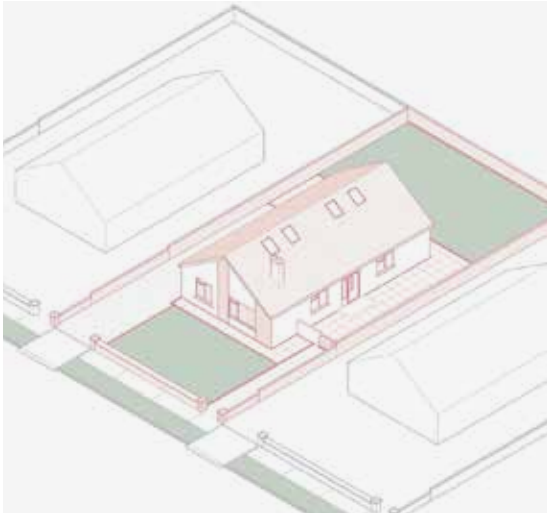
3.1.3 SDCC Housing Types

Below are examples of the most common housing typologies present in urban areas of South Dublin County Council. For the purpose of this document, we can define these typologies as follows:

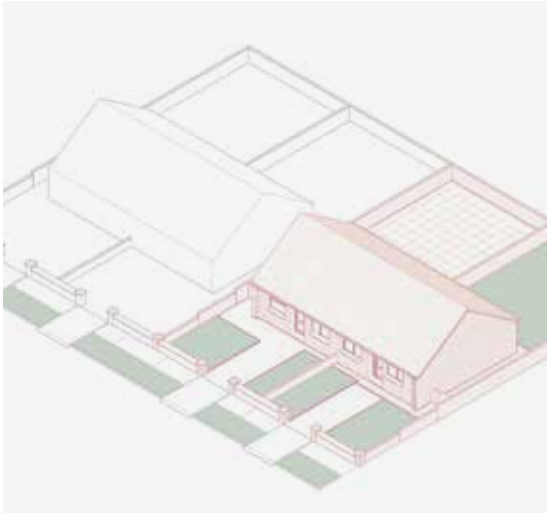
- Detached House: A stand-alone, unattached one or two storey house.
- Semi Detached House: A house that is only attached to another on one side.
- Terraced House: A house that is attached on both sides.
- Bungalow: A stand-alone, unattached house.
- Dormer Bungalow: A bungalow with windows within the roof space.
- Compact Developments: Higher density housing with smaller plot sizes, which may include no front garden/restricted space to the front of the dwelling, and more compact rear garden areas than traditional housing stock.

Other housing types in SDCC which are not covered by the following guidance include:

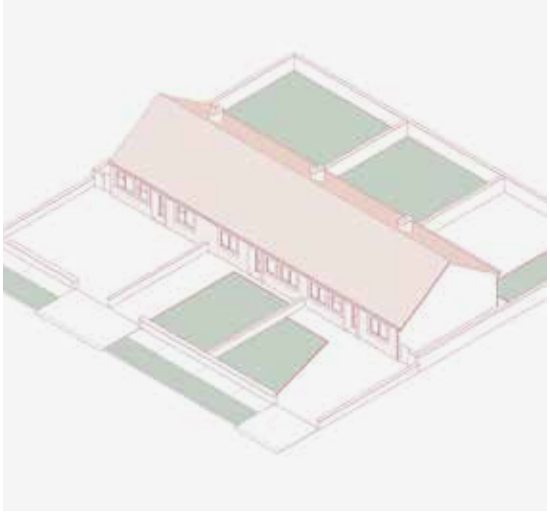
- Bungalow in Rural Area: A stand-alone, unattached house in a rural area.
- Duplex: A dwelling which is above or below another with its own entrance.
- Apartments: A Dwelling which occupies a larger building, normally with shared access.



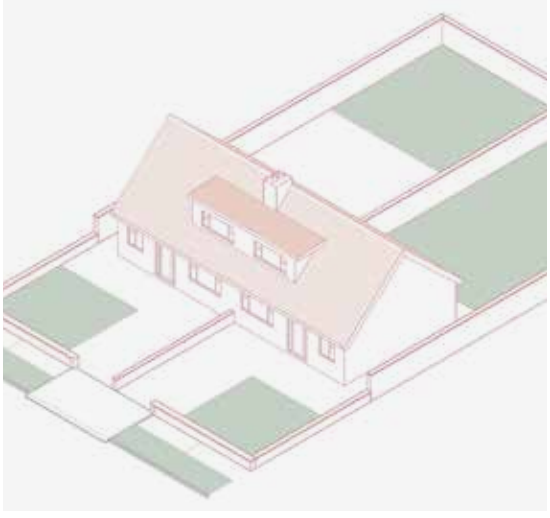
3.1.5 Bungalow



3.1.6 Semi Detached Bungalows



3.1.7 Terraced Bungalows



3.1.8 Semi Detached Dormer Bungalows

3.1.4 House Types v Garden Types

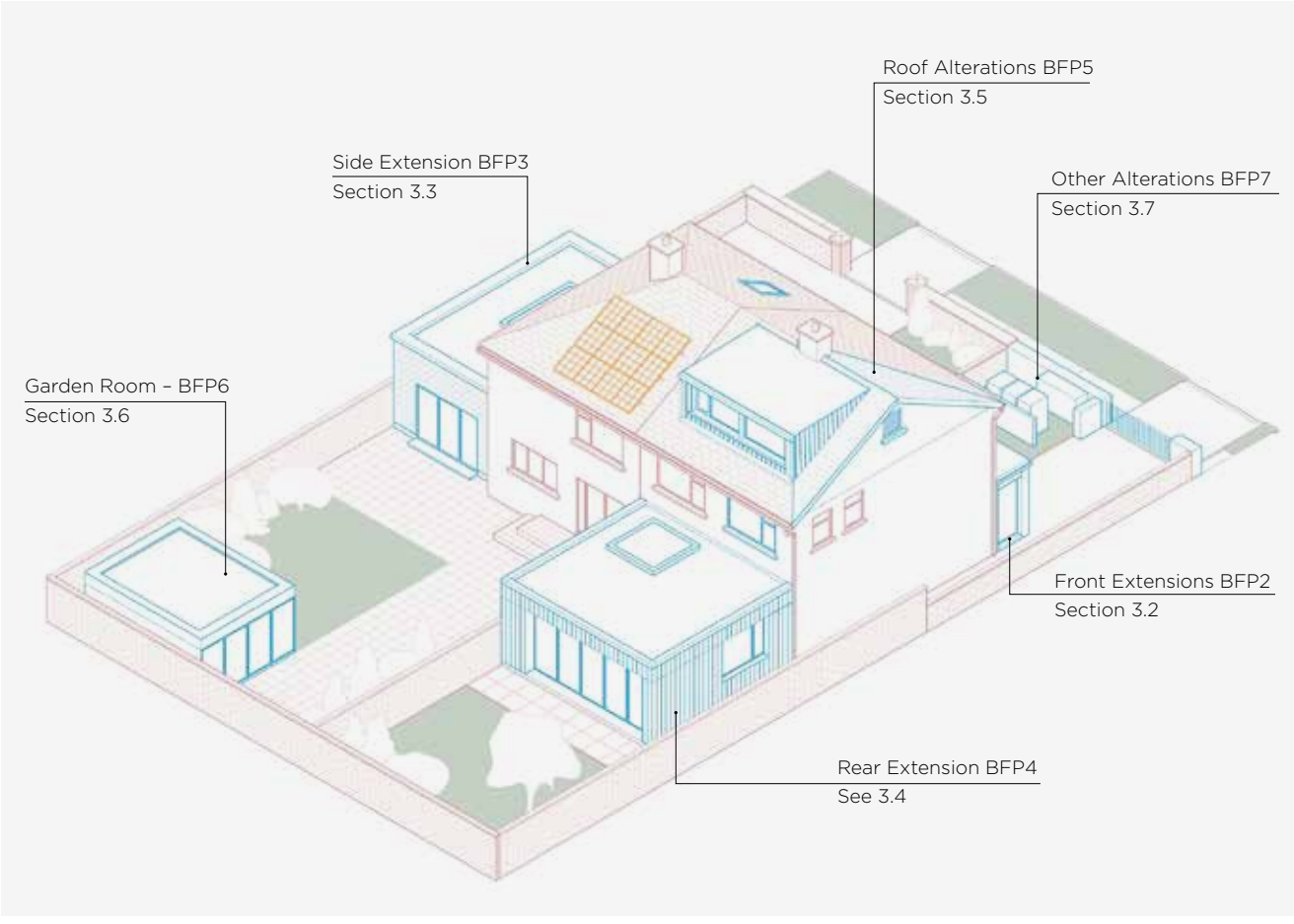
This guide covers potential house extensions to bungalow or two storey, detached, semi detached or terraced houses in urban areas. These typologies currently account for the vast majority of applications received by South Dublin County Council.

The type of plot combined with the type of house generally dictates the possibilities for each dwelling to be extended. The entrances in most dwellings in urban areas face the street or road. Houses will have garden space to the front, sides or rear of the dwelling depending on their typology and location on the street or terrace.

This section is organised by House Extension Typologies, which are based on the part of the house proposed to be extended. Within each typology there are variations based on the size of the extension, generally one storey or two storey and its immediate context. The context of the property, such as whether the house is located on a corner plot or is mid terrace, will impact on the possibilities for extending.

3.1.5 Main Considerations

The overarching consideration in the assessment of any domestic extension and alteration is the suitability of the scale, form, position, fenestration and finishing materials of any extension/ alteration and whether it will have serious adverse effects on the residential amenities of neighbours (includes overlooking, overbearing visual impact, overshadowing of habitable rooms), or more generally the visual amenities of residents or the streetscape.



3.1.9

Design approaches may be traditional or contemporary, providing the overall design complements the principal dwelling and responds to the site (slope, orientation, streetscape rhythm etc). Permitted precedent, i.e. precedent of extensions with the benefit of planning permission, in the vicinity of the development site may be considered.

3.1.6 Elements of Good Extension Design

Extensions to existing dwellings are generally acceptable to the Planning Authority, subject to accordance with Built Form Principles. A proposal to a house may be favourably considered by the Planning Authority once the element/s proposed comply with the relevant Built Form Principles detailed in the following sections of this Guide.

As more compact homes are built, designing extensions may become more challenging. More innovative approaches to house extensions will be required as space to the rear of properties becomes more constrained. Applicants should be aware of minimum space requirements for amenity space, as well as their own needs as homeowners.

A proposal may include for a number of extension elements detailed in this section. It should be noted that whilst a proposal may comply with the general principles of each component singularly, the combination of interventions to the house will also need to be assessed in terms of overall design, massing, and bulk, comparative to the surrounding area and to the host property.

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With regard to sites on a slope, or in an area characterised by varying site levels between adjacent properties, the effective or perceived height of the proposed extension elements should be considered in the design of same.

Extensions should be fully contained within the boundaries of the homeowner's property. In the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required. Separately, proposals should include consideration of the location of exiting underground services relative to site boundaries and foundations of proposed extension elements.

Extensions should be designed to prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation. An example of this is Diagram 3.4.4.

In addition to the above, the list of Built Form Principles (BFP1) on the next page applies to all extensions and alterations to houses.

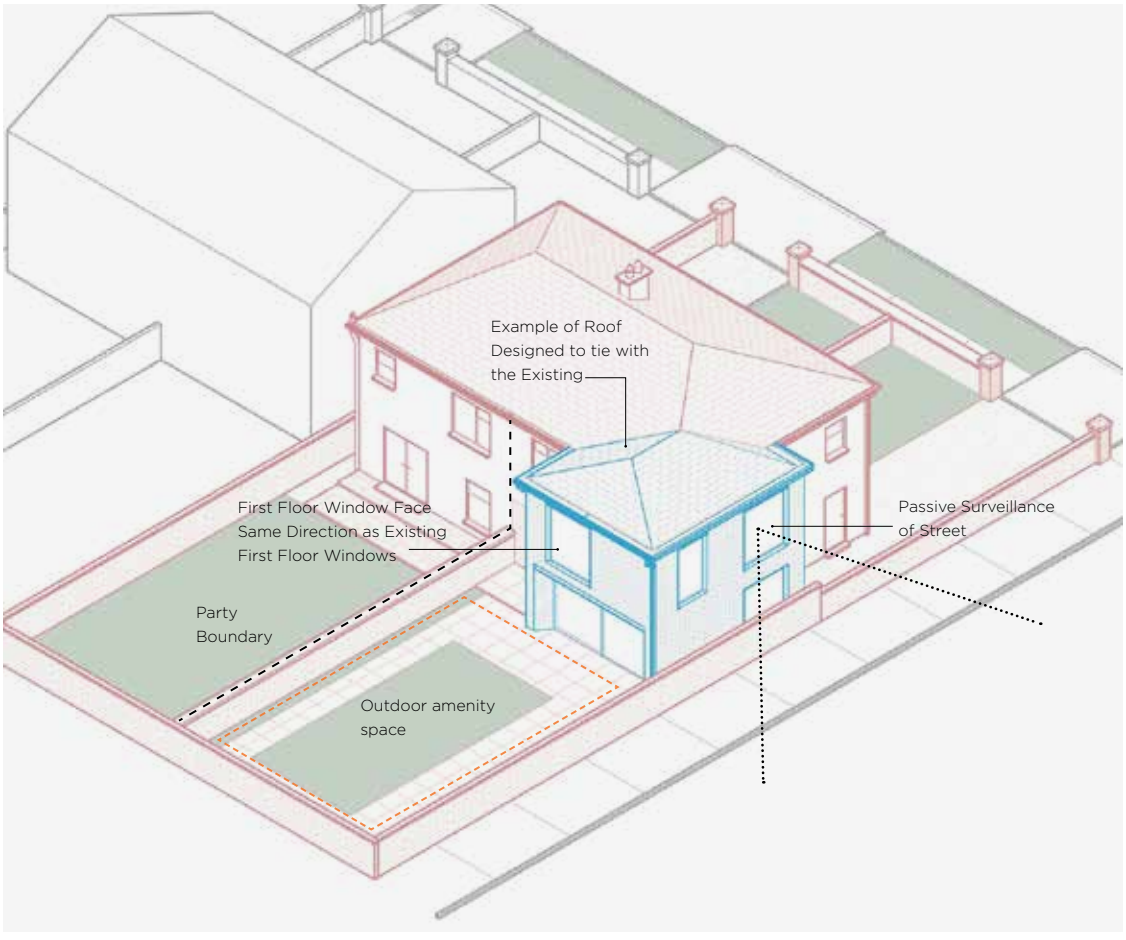
3.1.10

3.1.11

3.1.12

3.1.7 Built Form Principle (BFP) 1 – All Extensions and Alternations to Houses

- Respects the appearance and character of the house and subject streetscape/local area.
- Does not read as overly dominate relative to existing structure by reason of scale or position.
- Provide comfortable internal space and useful outside space.
- Incorporate energy efficient measures where possible.
- Does not adversely impact on adjacent properties by way of significant overbearing visual appearance.
- Does not result in significantly increased levels of overshadowing of adjacent properties.
- Does not directly overlook/result in significantly increased levels of overlooking of adjacent properties. Where a new window could result in overlooking or loss of privacy to neighbouring properties, consider alternative design solutions such as repositioning the window or use of a high-level window (cill level 1.7 metres or high above internal floor level), angled window or obscure glazing.
- Consideration of external finishes, such as use of light-coloured materials on elevations adjacent to neighbouring properties.
- Consideration of remaining private amenity space.



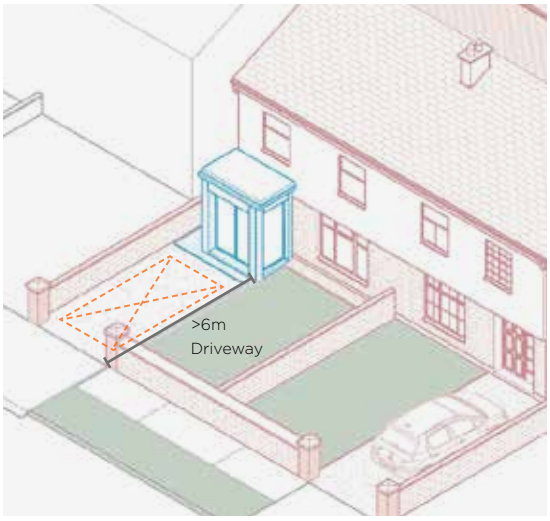
3.1.13

3.2 FRONT EXTENSIONS

3.2.1 General Considerations relating to all front extensions

Modest ground floor front extensions that do not dominate the front elevation of a house are generally acceptable, where sufficient space remains for the setting of the house within the streetscape and for the maintenance of 1 no. in-curtilage car parking space (depth of 6 metres between the front boundary of the site and front building line of the house). Front extensions may include a porch, front door canopy or bay window extension (or combination of such elements) or a single or two storey front extension.

Larger ground floor front extensions and first floor front extensions may be considered in the case of larger houses or larger plots, which have more capacity to accommodate change without serious, adverse effects on neighbouring properties or where these extensions have less visual impact on the street by reason of building set-back or screening. Regard will be given to strong building lines and streetscape coherence. Depending on the site, a detached bungalow which is not part of a strong and visible streetscape may have more scope for a more prominent front extension.



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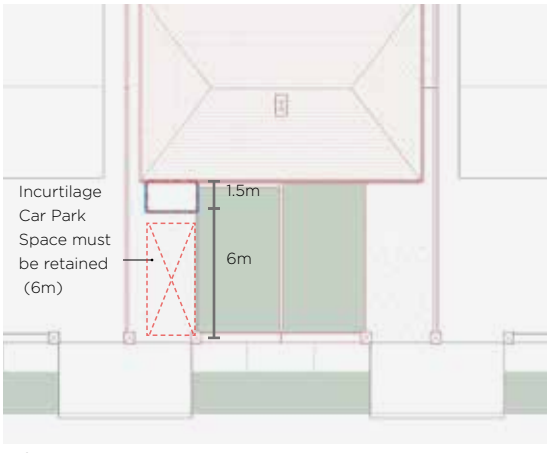
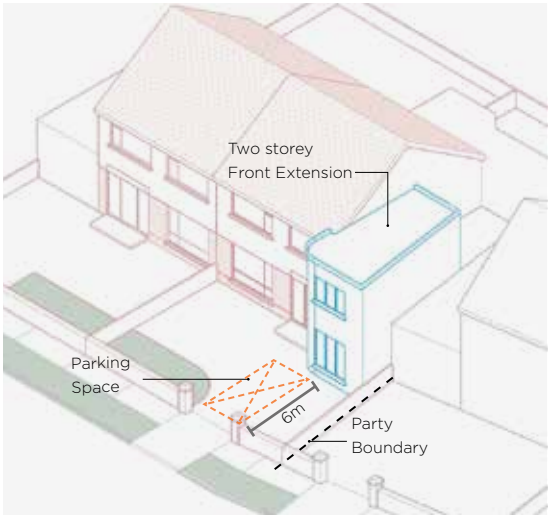


3.2.3

3.2.4

3.2.2 Built Form Principle (BFP) 2 – Front Extensions

- Should not dominate the front elevation of the house.
- Should not exceed 1.5 metres in depth where there is a regular/uniform front building line along the street.
- Should retain a driveway depth of 6 metres.
- Should complement the design and materials used in the main house, unless design rationale for alternative materials is demonstrated.
- Roof profile of two storey front extension should tie in with that of the main house, unless design rationale for alternate profile is demonstrated.
- Roof profile of ground floor front extension to a bungalow/ dormer bungalow should be carefully considered relative to the eaves level of the house.



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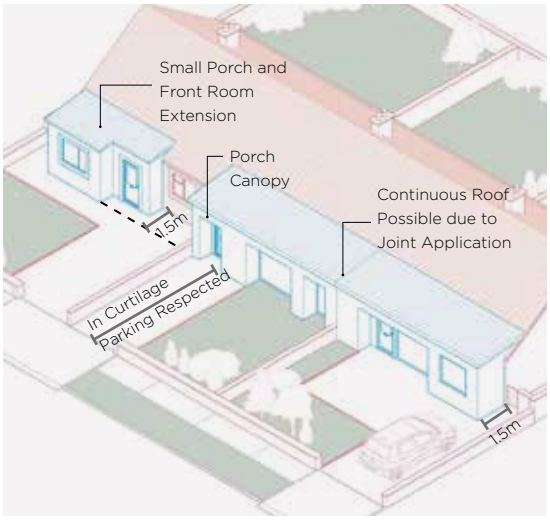

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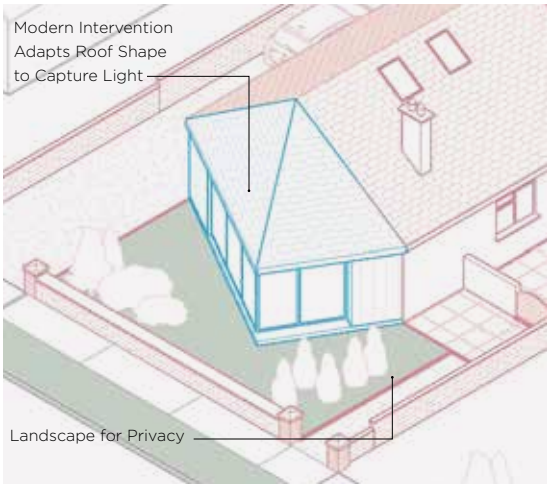


3.2.8

3.3 SIDE EXTENSIONS

3.3.1 General Considerations relating to all side extensions

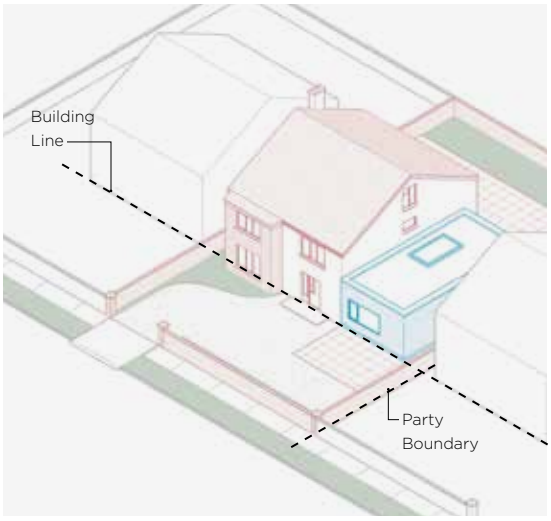
The design of a side extension will be determined by the size and location of the original dwelling and its plot as well as the relationship with adjacent properties.

Ground floor side extensions will be considered in relation to proximity to boundaries, size, and visual harmony with the existing front elevation and wider streetscape, as well the more generalised impacts on the residential amenities of adjacent dwellings. The maintenance of any existing passageway linking front and rear gardens is preferred where possible.

Garage conversions to habitable space are generally acceptable, providing same does not result in less than 1 no. in-curtilage car parking space.

First floor or two storey side extensions can have a significant effect on the character of the streetscape so careful consideration of the roof form is needed. The roof profile of first floor/two storey side extension should be carefully considered relative to that of the main house and parapet height should always be minimised.

A setback of first floor/two storey side extension elements from the front building line of the main dwelling may be required in the event that a terracing effect would otherwise occur. The positioning of gable windows should not inhibit an adjacent neighbour the opportunity to carry out a similar extension in the future.



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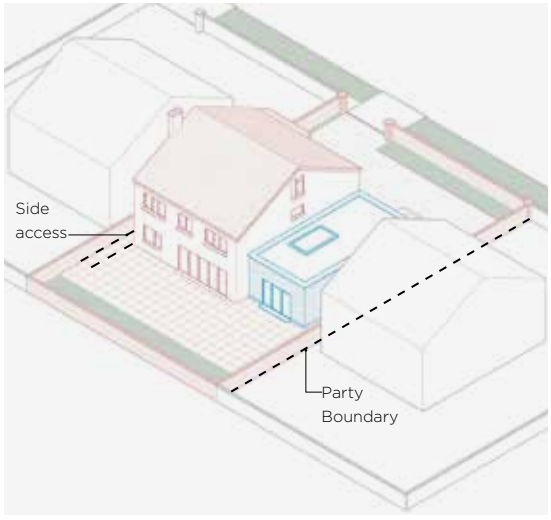

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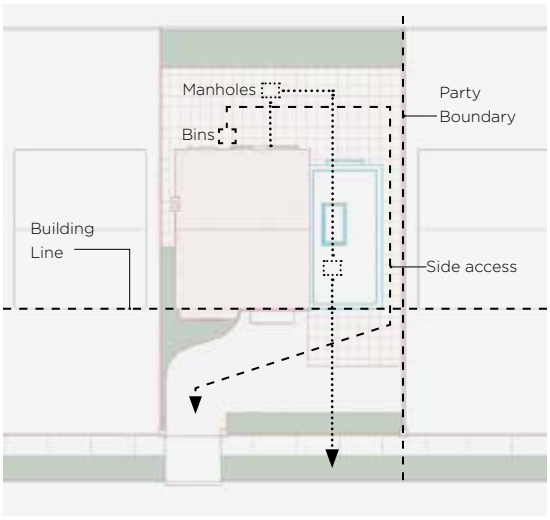

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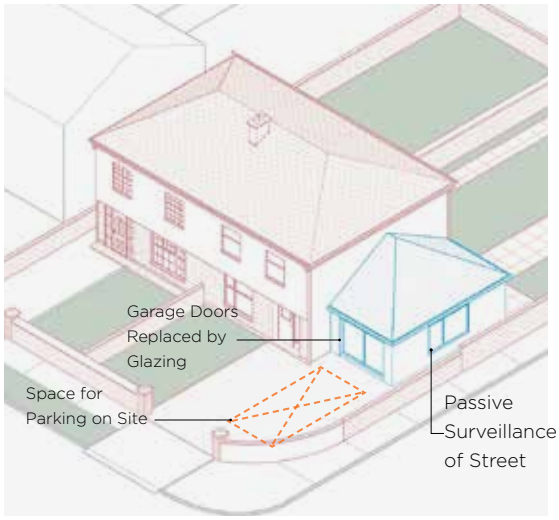


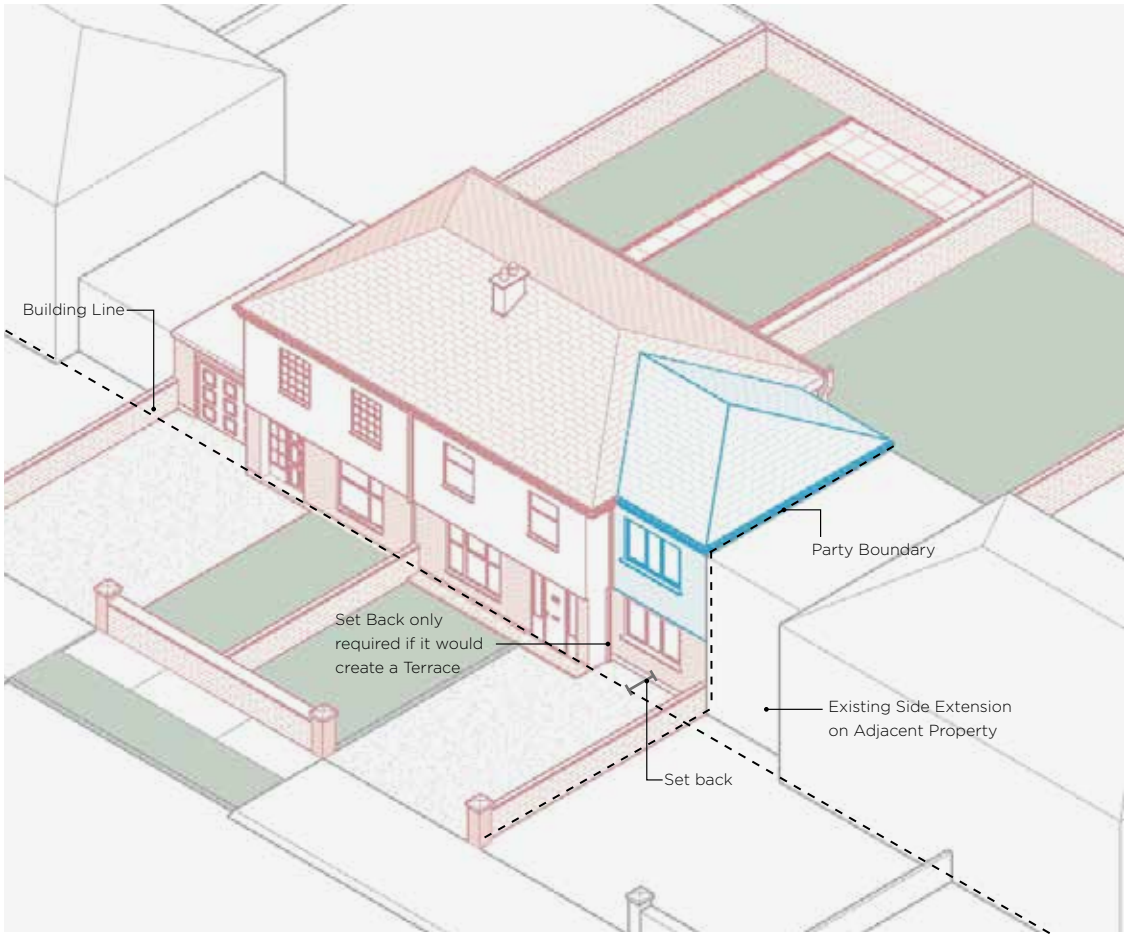
3.3.4

With regard to side extensions to corner plot houses, side extension elements should be located within the existing boundary treatment of the site and should not form part of the boundary wall to avoid an overbearing visual impact on the street.

At first-floor level gable windows are required for corner sites to provide passive surveillance; windows to habitable rooms are preferred in this regard.

Houses to corner plots can offer scope for larger extensions than more typical houses and gardens, subject to protection of existing residential and visual amenities. Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side.

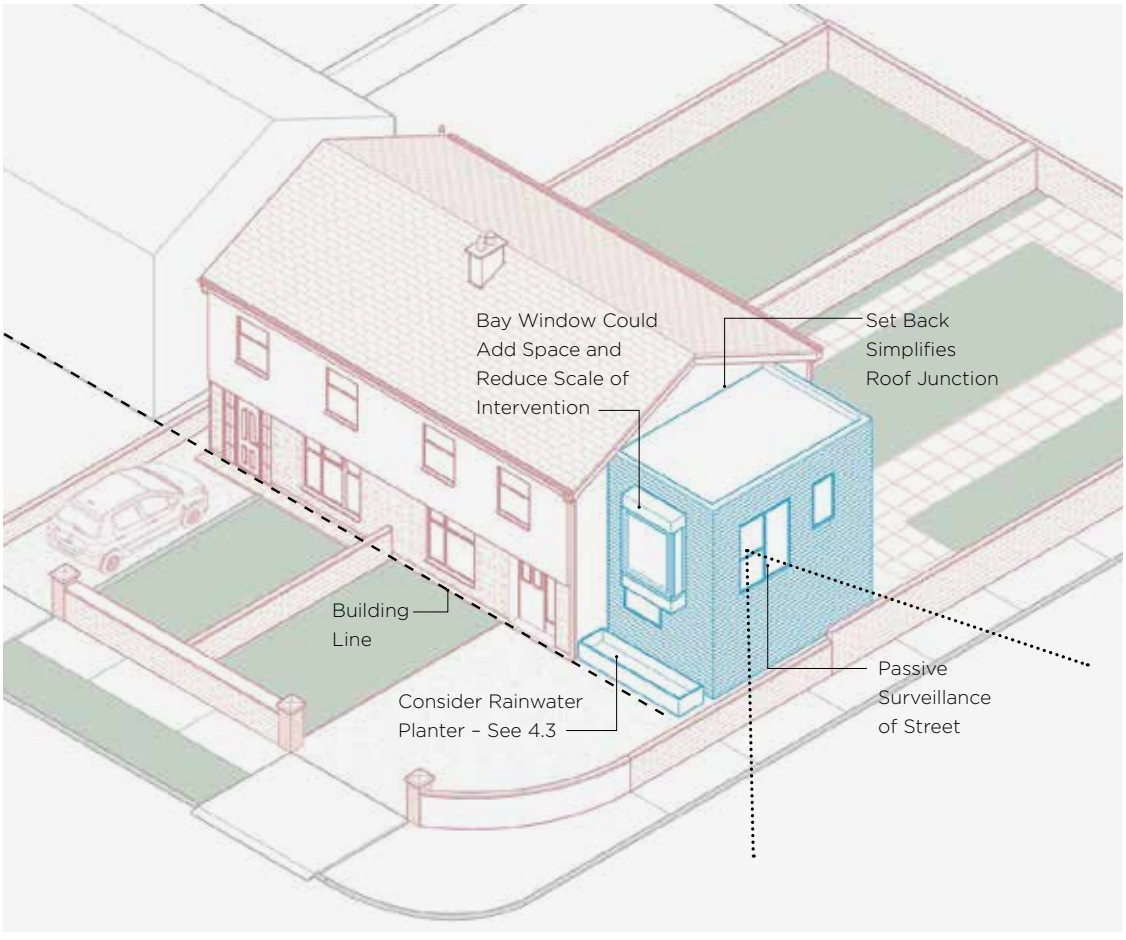
Wrap-around or L-shaped proposals including side extension elements should be considered in the context of the relevant Built Form Principles – e.g. Front and Side extension; Rear and Side extension; Front, Side and Rear extension.



3.3.5

3.3.2 Built Form Principle (BFP) 3 – Side Extensions

- Should not dominate the front elevation of the house.
- Should retain a driveway depth of 6 metres.
- Roof profile of first floor/two storey side extension should be carefully considered relative to the ridge height and profile of the main house and parapet height should always be minimised.
- A setback of first floor/two storey side extension element may be required where a terracing effect would otherwise occur.
- Should consider fenestration treatment relative to adjacent properties.
- In the case of corner plot, should be located within and not form part of the boundary wall of the property.
- In the case of corner plot, should provide for gable fenestration to avoid blank façades and provide for passive surveillance.



3.3.6

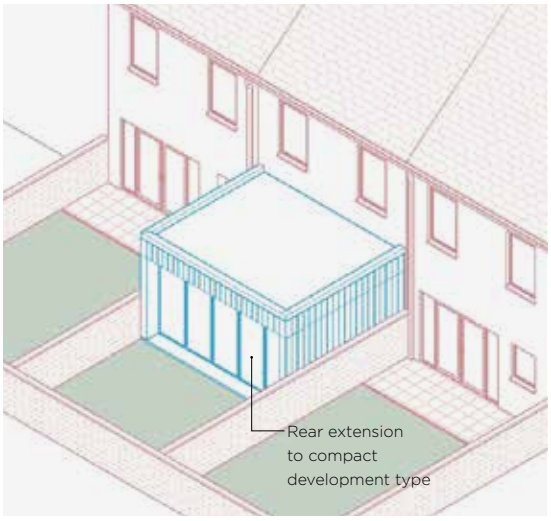
3.4 REAR EXTENSIONS

3.4.1 General Considerations relating to all rear extensions

In most instances, the scale of a rear extension should be proportionate to the scale of the existing house or its plot. The roof form and height of rear extensions adjoining party boundaries should be considered and parapet height should always be minimised. The quantum of garden space remaining following an extension should be of a usable scale. In this regard, the provisions on rear garden space standards to specific planning policy requirement (SPPR) 2 of the current Compact Growth Guidelines relate to new houses rather than household extensions and are therefore informative rather than binding on planning application decisions for extensions:

- 1 bed house 20 sq. metres
- 2 bed house 30 sq. metres
- 3 bed house 40 sq. metres
- 4 bed+ house 50 sq. metres

Most typical dwellings with rear gardens can accommodate a ground floor rear extension that extends across the entire width of the rear wall of the house. Where proposals are considered substantial in scale, particular attention is given to the relationship with any adjoining houses. Courtyard-style rear extensions may be considered as a means of reducing impact where plot width allows for same.



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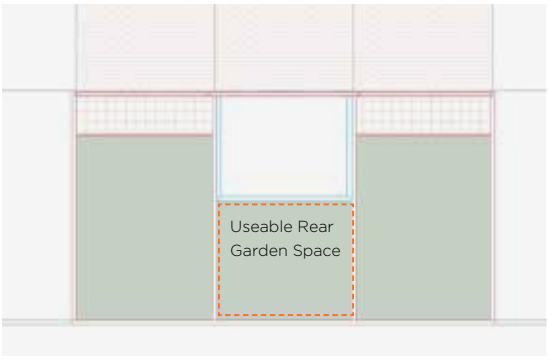

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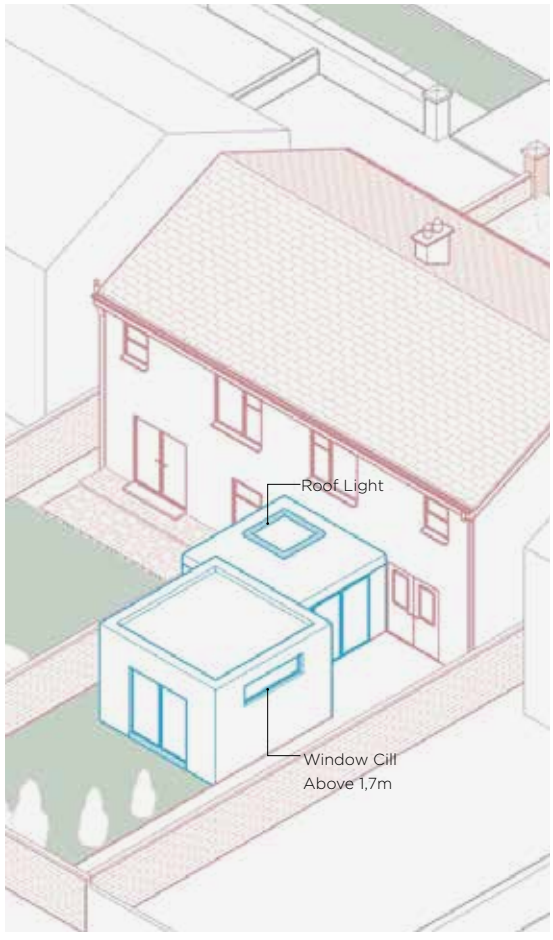
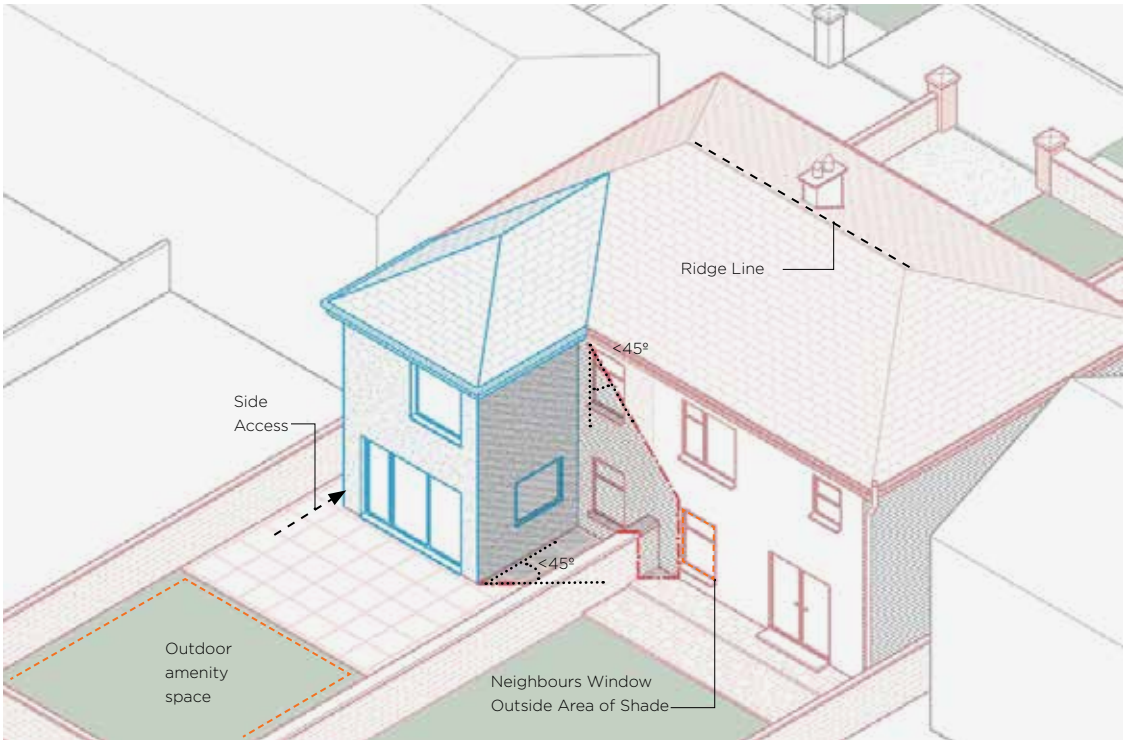


3.4.3

First floor or two storey rear extensions require careful consideration, as depending on the design, this type of extension can have serious adverse effects on the residential amenities of neighbours. A set-back from any adjoining dwellings (terraced/semi-detached) is generally required, unless modest depth and favourable orientation negate same. Separation distances between any directly opposing windows to habitable rooms is to be considered. It is acknowledged that a reduced separation distance may be considered with regard to current compact settlement guidance for new development, however, it will be assessed on a site-by-site basis. The ridge height of first floor/ two storey rear extension should be carefully considered relative to the ridge height of the main house.

First floor or two storey rear extensions to dormer bungalows should be carefully considered in terms of overall depth from the rear roof plane of the house, and a setback from adjoining houses should be provided.

Wrap-around or L-shaped proposals including side extension elements should be considered in the context of the relevant Built Form Principles – e.g. Front and Side extension; Rear and Side extension; Front, Side and Rear extension.



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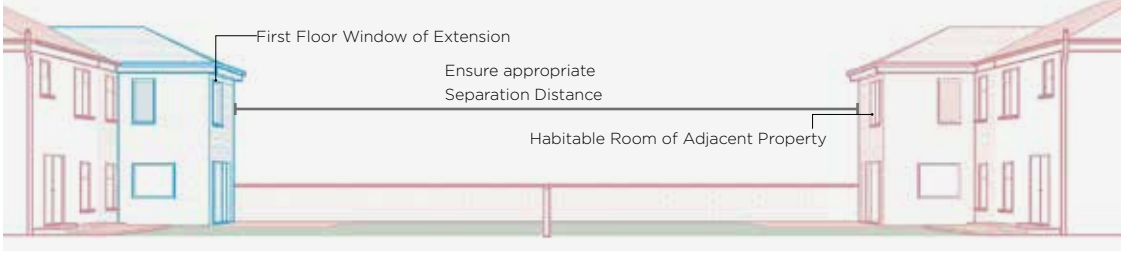
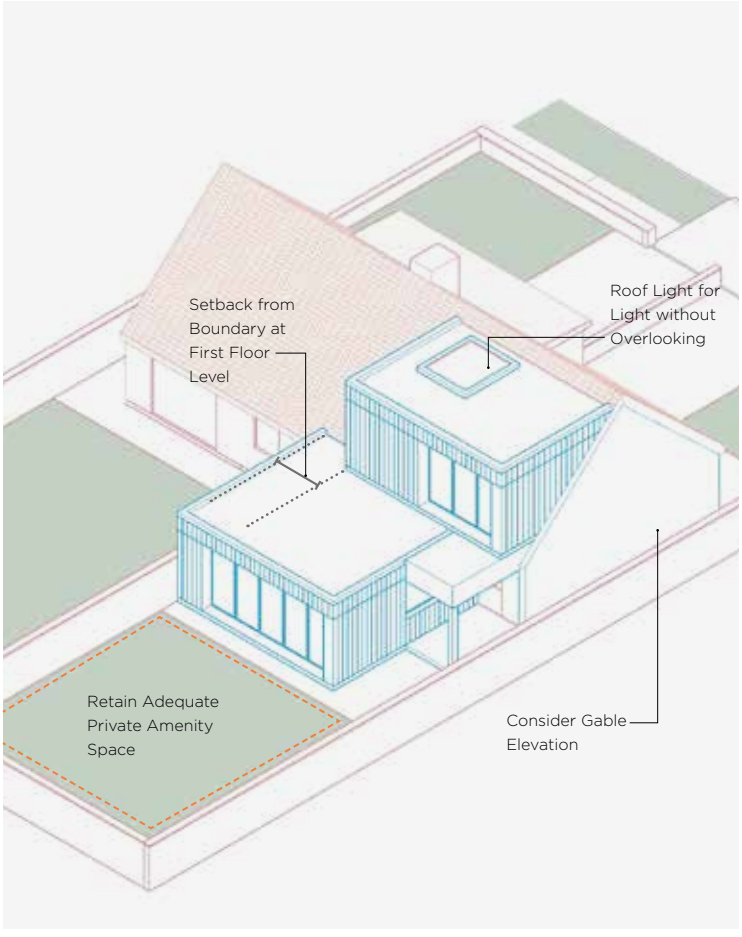


3.4.5

3.4.2 Built Form Principle (BFP) 4 – Rear Extensions

- Should be designed with consideration to relationship with any adjoining properties, in particular the depth and height of ground floor level extensions.
- Should provide for setback from shared site boundaries at first floor level unless depth and orientation of site negate adverse impacts on adjacent properties.
- Should provide for adequate separation distance between opposing first floor level windows serving habitable room.
- Ridge height of first floor/two storey rear extensions should respect the ridge height of the main house.
- Extensions to bungalow/dormer bungalow should be modest in depth at first floor level and be set back from shared boundaries with adjoining properties.
- Should ensure adequate rear amenity space is retained.



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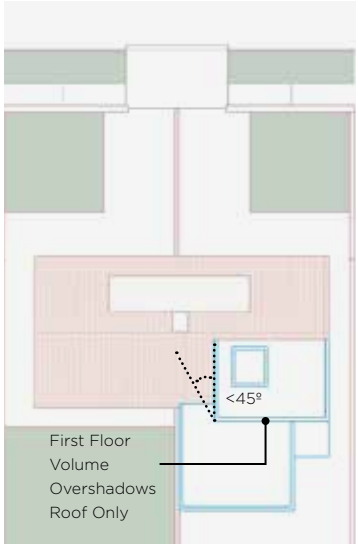

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3.4.8

3.5 ROOF ALTERATIONS

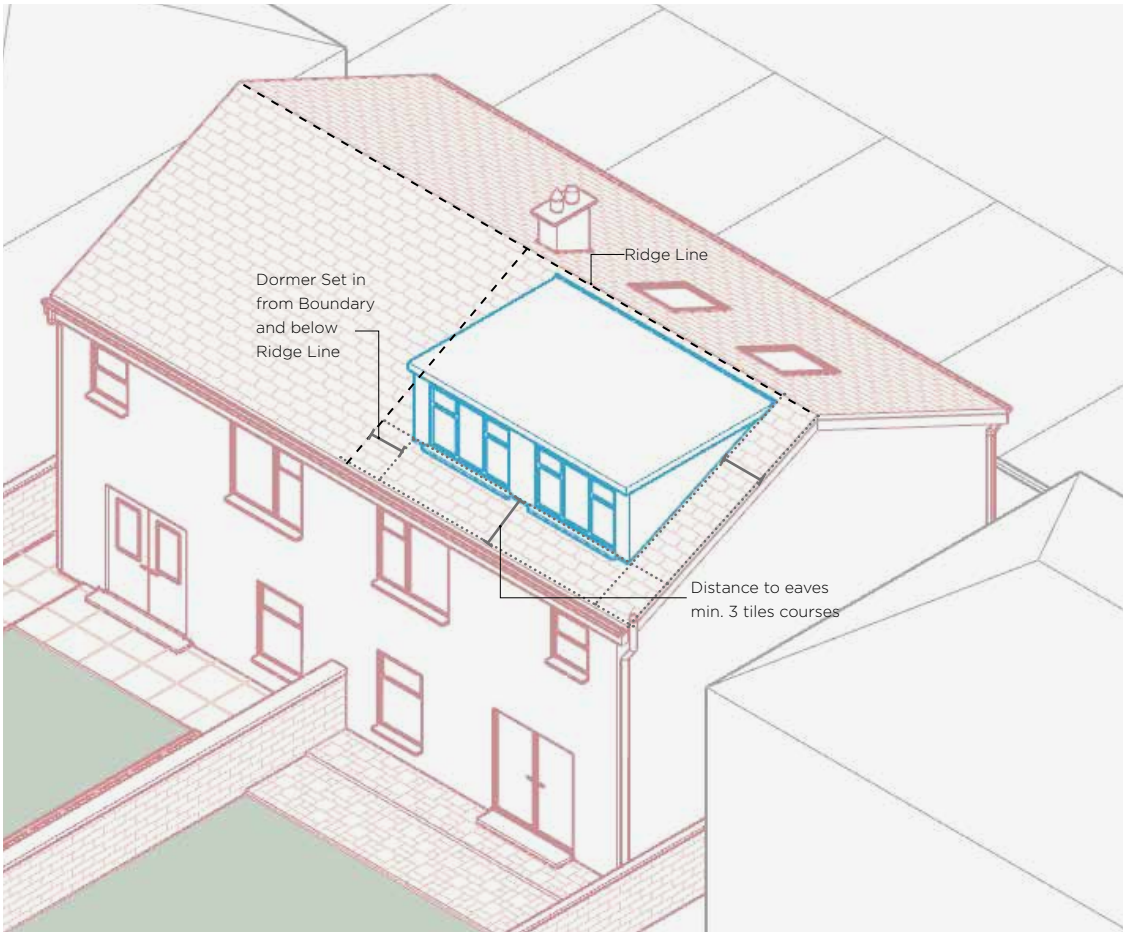
3.5.1 General Considerations relating to roof alterations

Roof alterations may provide for extending your home within the existing footprint of the dwelling. Any such proposals should consider the impact of attic-level access on circulation space and existing rooms within the dwelling, and also any requirements for insulation at roof level. Attic conversion, including roof alterations and/or extension, is generally acceptable to the Planning Authority, subject to accordance with associated Built Form Principles. In order to use the attic for habitable space it must comply with the current Building Regulations, or any superseding guidance. The quality of materials/finishes for dormers should be considered carefully as this can greatly improve their appearance.

3.5.2 Built Form Principle (BFP) 5 – Roof Alterations and Extensions

Rear Dormer Elements

- Should be located below the ridge line of the main dwelling.
- Should be set back at least 3 no. tile courses from the eaves line of the dwelling.
- Should be inset from party boundaries and side wall/ roof hip of dwelling.
- Should be appropriately scaled so as not to read as an additional storey to the dwelling, or obscure the main features of the roof.
- Should consider quality of external finishes/materials and window proportions relative to main house.



3.5.1

Front or Side Dormer Elements

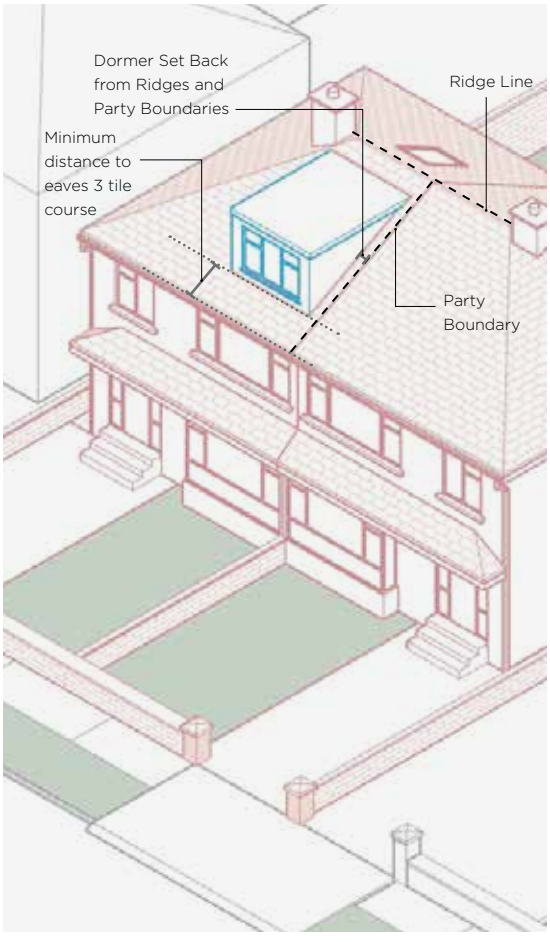
- Should be located below the ridge line of the main dwelling.
- Should be set back at least 3 no. tile courses from the eaves line of the dwelling.
- Should be inset from party boundaries and side wall/ roof hip of dwelling.
- Should be appropriately scaled to be subsidiary to the roof slope.
- Should be finished with high quality materials.
- Side dormers should be inset from adjacent roof edges.

Roof Profile Alterations

- Should tie in with the original ridge height and ridge position of the dwelling.
- Should be finished with materials that match the main roof of the dwelling.
- Any window provided in an extended gable elevation that faces an adjacent house should be fitted with obscure glazing.

Roof lights

- Should be appropriately sited on the roof plane of the dwelling.
- Should not provide for an excessive degree of glazing on the roof of the dwelling.



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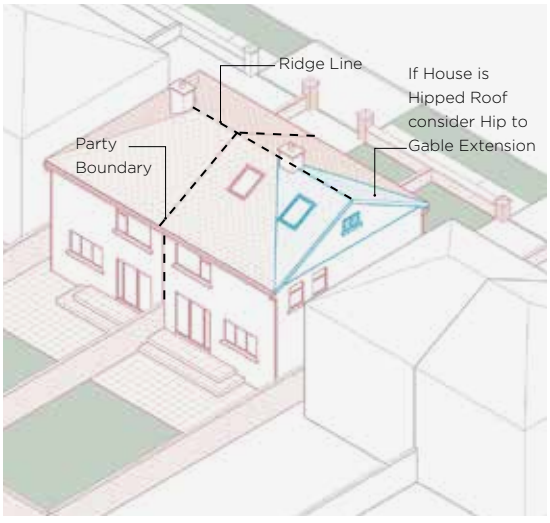

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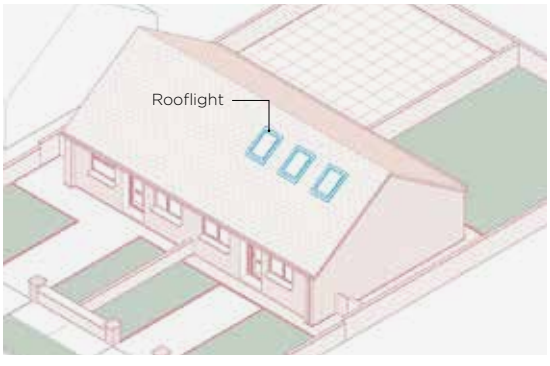


3.5.4

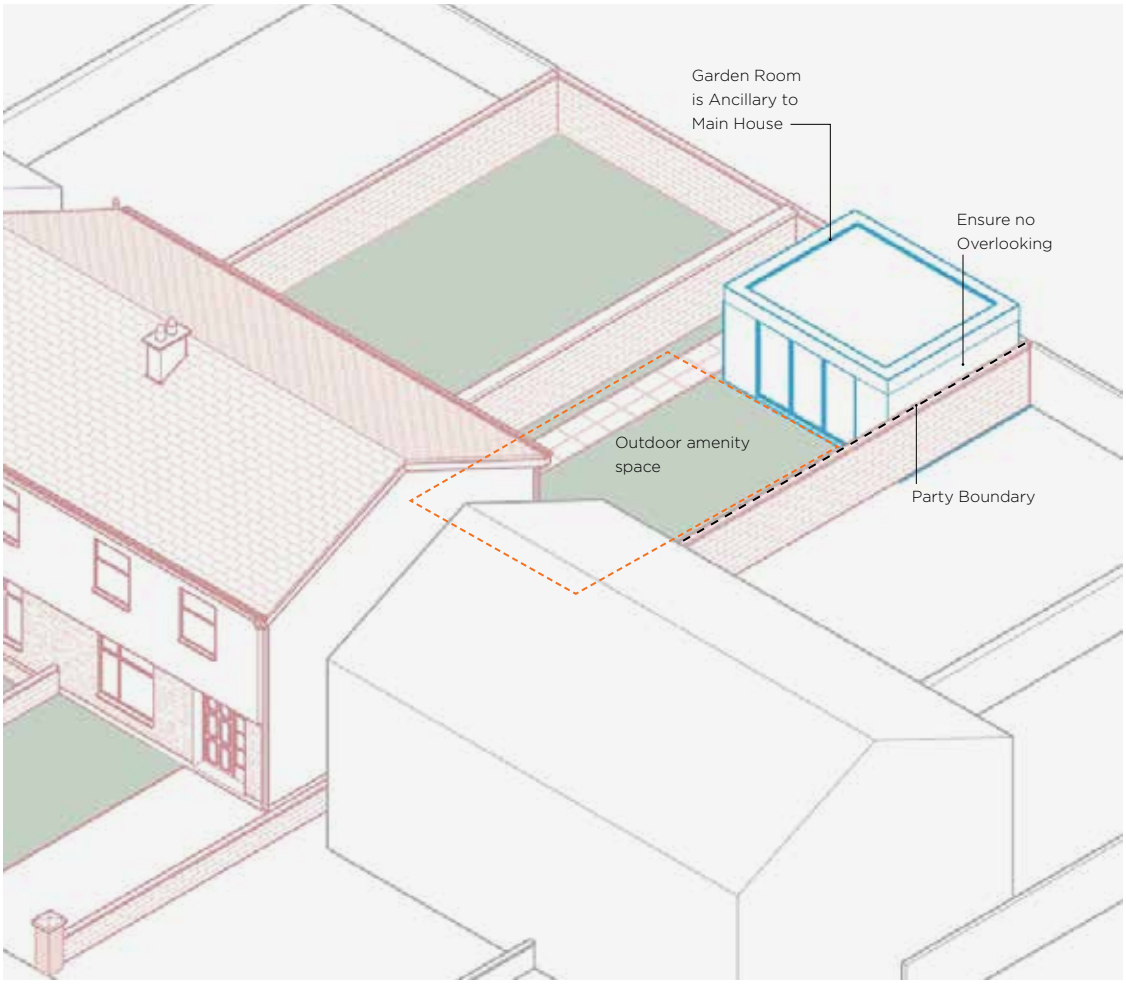
3.6 GARDEN ROOMS

3.6.1 General Considerations relating to structures within curtilage

Detached garden rooms or storage sheds to rear gardens are acceptable in principle to the Planning Authority where the remaining quantum of garden space is of a usable scale, where the use of these structures is clearly ancillary to the enjoyment of the dwelling and where no toilet facilities are included. Ancillary uses to the main house on site include home office, games room, domestic storage, home gym or similar. Considerations in relation to the acceptability of such structure is similar to that of extension elements outlined above, specifically the residential amenity of neighbouring properties and relationship with any adjoining rear gardens by reason of position/siting, window positioning, roof height and form, as well as finishing materials.

3.6.2 Built Form Principle (BFP) 6 – Detached Garden Rooms and Sheds

- Should ensure adequate rear amenity space is retained.
- Should be of a scale that is subordinate to the main house.
- Should be sited and designed so as not to adversely impact on the amenities of adjacent properties.
- Should provide for uses wholly ancillary to the main house.
- Should not include toilet and or sanitary facilities.



3.6.1

3.7 OTHER ALTERATIONS

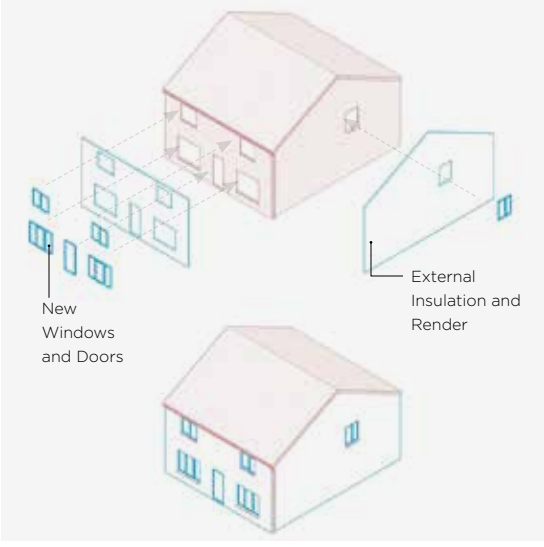
3.7.1 General Considerations relating to other alterations

Additional alterations to houses may include the provision of external insulation systems to the external walls of the house, the provision of solar/photovoltaic panels, other façade alterations including new or altered opes, and the provision of bin or bicycle storage elements to the front of the house.

External insulation systems and solar panels/tubes to the front and rear roof slopes of a house are generally acceptable to the Planning Authority as the energy efficiency benefits are considered to outweigh the diminution in the coherence of the streetscape. A matching finish by way of brick slips to external insulation systems or similar may be required where there is a distinctive predominant character to the street.

With regard to other façade upgrades, new or altered windows/opes should be considered with regard to the visual amenities of the area and the amenities of existing adjacent properties. Step-out balconies and roof terraces to dwellings are generally only acceptable to detached properties on large plots where significant adverse effects on the residential or visual amenities of neighbours does not arise or to the front of houses overlooking wide streets with a mix of uses.

Modest bin and bicycle storage sheds may be considered to the front of a house where an alternative location to the side/rear of a dwelling is not available or suitable. These elements should be suitably scaled relative



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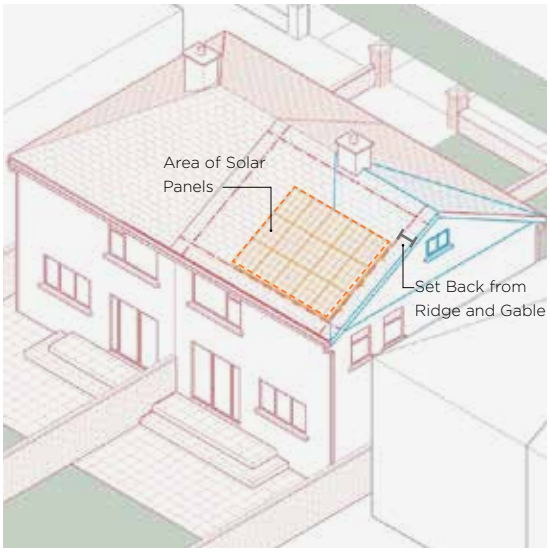

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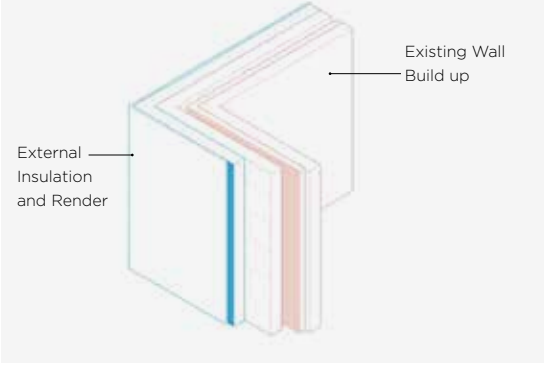

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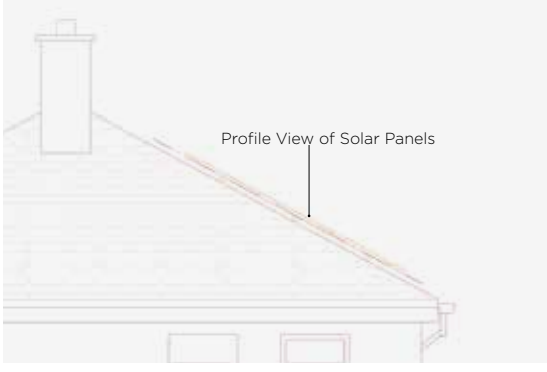

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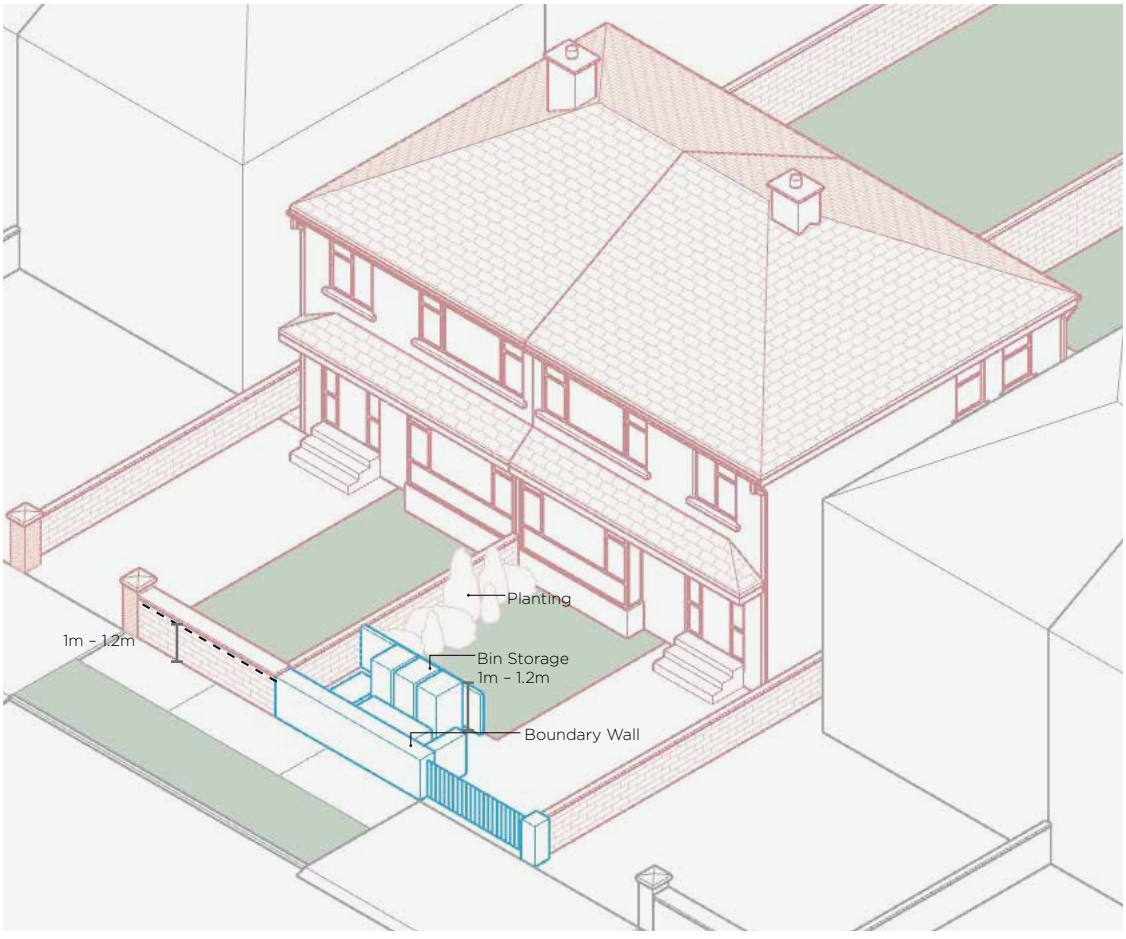
to the main house on site, and the height of any such structure should not exceed 1.2 metres in height. Any proposed bin/bicycle store should be located within existing boundaries of the site, should not inhibit in-curtilage car parking, and may include screening elements as appropriate. The maintenance of established railings/gates/fences/hedges demarcating the boundary between front gardens and the street is encouraged.

3.7.2 Built Form Principle (BFP) 7 – Other Alterations

- Provision of solar/photovoltaic panels generally acceptable.
- Provision of external insulation system generally acceptable. A matching finish (e.g. brick slips) may be required where there is a distinctive predominant character to the street.
- New or altered windows/opes should be considered with regard to the visual amenities of the area and the amenities of existing adjacent properties.
- Bin and bicycle stores to the front of a dwelling should be modest in scale, should be a maximum of 1.2 metres in height, and should retain a driveway depth of 6 metres.
- The maintenance of established railings/gates/fences/hedges demarcating the boundary between front gardens and the street is encouraged.



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3.8 FUTURE CONSIDERATIONS AND AMENDMENTS

Presently, the planning, construction, and various built environment cohorts are impacted by the frequent alterations and amendments to Planning and other related guidelines and strategies, as well as amendments and revisions to existing legislation and regulations. Therefore, SDCC will need to ensure that the above guidelines are applied within the appropriate context, and thus has the right to acknowledge any updates made with respect to guidelines, strategies, legislation and regulations which may impact this guide. Furthermore, applicants should be aware that SDCC will implement new, amended, updated or superseded guidelines et al. as part of assessments, as it sees appropriate.

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4.0 Design Optimisation

4.1 DESIGN OPTIMISATION

Planning a house extension requires an approach to other issues beyond increasing living space. A thoughtfully planned expansion can ensure your house remains comfortable and durable for a lifetime.

It's key for the design of an extension to integrate elements that add functionality, efficiency and accessibility at an affordable cost. These range from passive and active energy-conserving strategies, use of right materials, adaptable spaces, sustainable drainage and landscape planning.

The objective of this section is to introduce essential Optimisation strategies from existing and more detailed guidance documentation which need to be addressed to guarantee a sustainable and well-built extension. Please note that existing is available online and may be updated during the lifetime of this document.

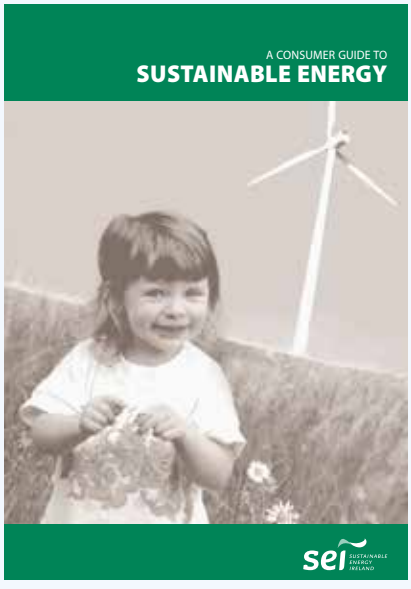
4.1.1 Energetic efficiency

The SEAS document 'A Consumer Guide to Sustainable Energy' addresses essential knowledge about sustainable energy and its benefits, as well as basic tips and information about everyday energy saving.

The guide emphasizes the importance of energy efficiency, especially for homes built before 1980, as they tend to be less energy-efficient. This is particularly relevant for house extensions as they provide an opportunity to improve the overall energy efficiency of a house.

Main Considerations:

- Insulating the attic and walls are highlighted as significant improvements for older homes. These are key considerations when planning an extension, as well-insulated walls and roof will help to minimize heat loss and reduce energy bills.
- Consider the orientation and form of a new extension. For example, a rectangular design with a longer side facing south can maximize passive solar heating, making those rooms bright and pleasant. This can be a crucial aspect of a house extension, as the added space can be designed to take advantage of natural light and heat.
- It is important to incorporate sustainable energy features during the construction phase of a new house extension, as it's more cost-effective than retrofitting later. For example, it's easier to install insulation in walls during construction than after the extension is completed.
- Renewable energy sources are a sustainable alternative to fossil fuels. House extensions provide a good opportunity to integrate these technologies, such as solar panels, to reduce reliance on non-renewable energy sources. The placement of solar panels should take into account the potential for future development on adjacent properties that could block sunlight
- Other general energy-saving tips, include using energy efficient appliances and CFL light bulbs and turning off radiators in unused rooms.



4.1.2 Materials

When selecting materials for any construction work, it is important to consider that affordability can be a synonym for quality and sustainability in the long term.

Locally sourced building materials from renewable resources can ensure materials that are durable, recyclable and environmentally friendly.

The SDCC County Development Plan highlights the importance of using high-quality, durable, sustainable, and energy-efficient materials for house extensions. It suggests materials such as stone, brick, timber, metal, and glass while cautioning against using certain types of render that might not offer sufficient robustness. When choosing materials the home owner should consider the long-term maintenance implications of material choices.

Consider light-coloured surfaces for interior and exterior walls to improve daylight reflection and distribution, while taking into account the practicality of keeping these surfaces clean and lower reflectance values of elements like doors and furniture.

Considerations in material selection:

- Energy efficiency,
- Durability
- Sustainability
- Daylight reflection
- Maintenance

4.1.3 Insulation

High levels of insulation will lower heating costs and ensure comfortable living conditions. As a minimum, ensure that the extension is insulated to the standard required under the Building Regulations. Higher levels of insulation will yield considerable savings over time.

4.1.1

4.1.3

4.1.2

4.1.4

Other quick and simple ways to save energy in your home is to insulate your hot water cylinder and pipe.

It is important to find a balance between integrating high levels of insulation and providing natural controllable ventilation to all rooms, as to provide fresh air and remove moisture, odour and pollutants.

Use windows that have a high resistance to heat loss and 'low emissivity' double glazing which has a special coating to reduce heat loss.

With regards the proper insulation for energy efficiency evenly distributed insulation is more effective than focusing on just one or two areas. Ensure that selected materials have an Irish or British Agrément Board Certificate, as these certificates offer information about the material's technical specifications, design data, installation recommendations, and thermal conductivity.

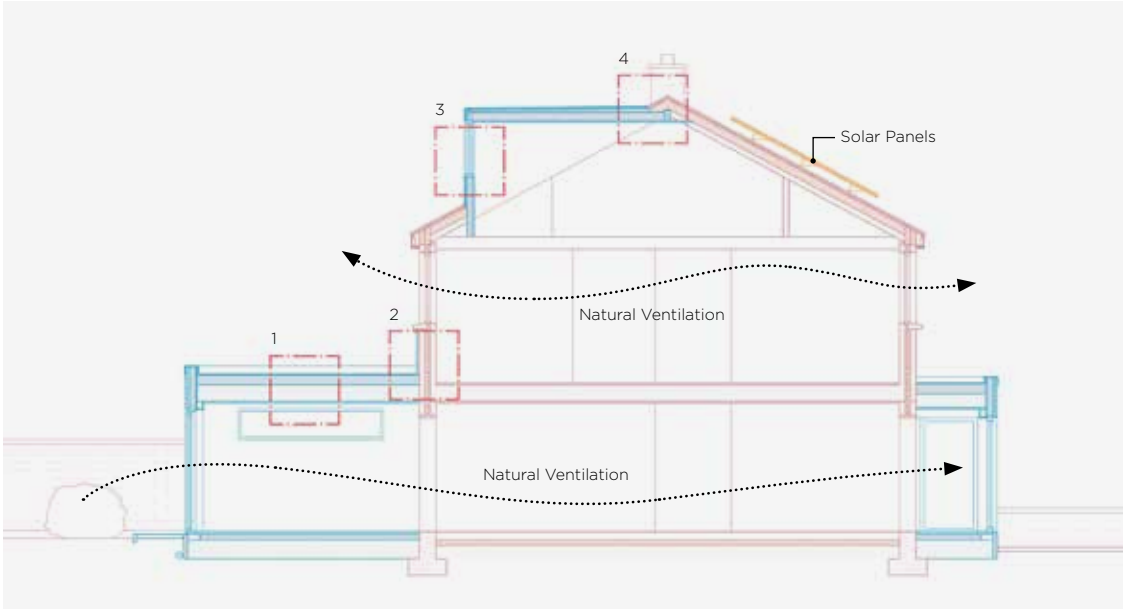
4.1.4 Thermal Bridging

Thermal bridges are areas where heat can easily escape through the building envelope due to interruptions in the insulation layer. Common examples include junctions between walls and floors, around windows, and where structural elements penetrate the insulation. Minimizing thermal bridging is crucial for achieving the high energy efficiency of a passive house.

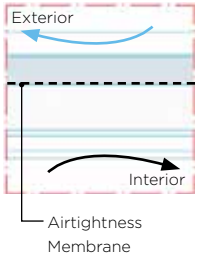
Good workmanship is essential to avoid thermal bridging, which can significantly impact overall heat loss.

4.1.5 Airtight Construction

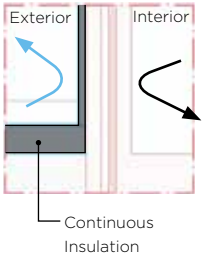
Achieve a high level of airtightness to reduce uncontrolled air leakage: Utilize airtight membranes, tapes, and sealants to create a continuous air barrier.



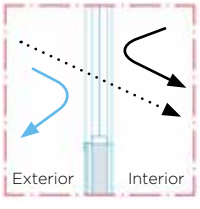
1. Airtightness



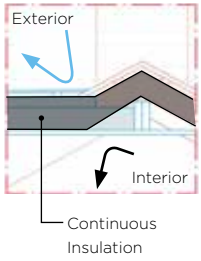
3. Thermal bridge reduced design



2. Passive House Windows



4. Thermal Insulation



4.1.5

Air leakage through gaps and cracks in the building envelope can account for a significant amount of heat loss. By creating an airtight structure, you prevent drafts, improve thermal comfort, and reduce energy consumption.

4.1.6 Orientation

Your house and garden's orientation can help you design an energy-efficient extension. South-facing areas receive the most sunlight, while north-facing areas are often shaded. Consult an Ordnance Survey map to determine your property's orientation.

Ideally, habitable rooms should have windows facing south or within 90 degrees of south for optimal daylight. If this isn't possible, consider rooflights or light wells.

To create a climate-sensitive design:

- Identify orientation: Determine the primary orientation of your house and garden.
- Consider sunlight: Note sunny spots in your garden. A quick sketch can help visualize the best layout and openings. Consult a local architect for cost-effective design strategies.

Key strategies include:

- South-facing windows: Maximize solar gain in main rooms.
- Overhangs: Shade windows to prevent overheating.
- Sunroom or conservatory: Utilize southern exposure.
- North-facing windows: Minimize to reduce heat loss.

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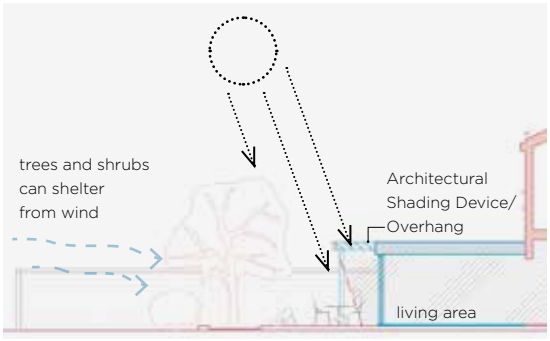

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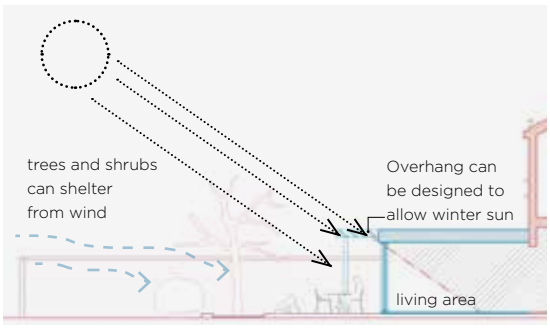

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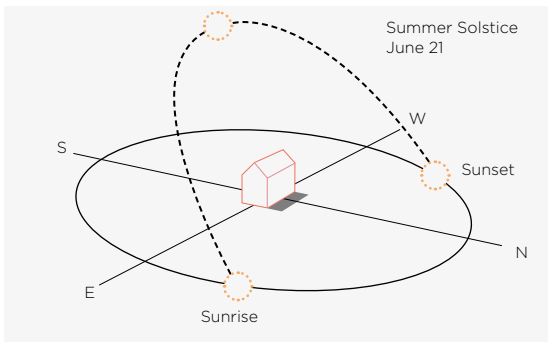

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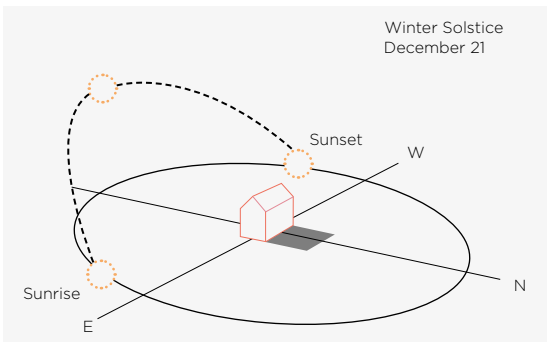


4.1.10

Wind is another natural factor to take into account while designing extensions. Creating sheltering for wind mitigates the risk of damage caused by strong winds and offers protection against driving rain. Additionally, it can lower energy demands for space heating and help create more comfortable and usable outdoor spaces.

Retaining and protecting any existing trees and shrubs on the site will provide shelter from the wind and will create an invaluable impact in the urban landscape and environment. It will help maintain a haven for birds and wildlife while providing beauty and interest all year round, absorbing carbon dioxide, help filtering dust and pollution from the atmosphere, providing privacy in gardens and providing food for birds, insects and other wildlife.

4.1.7 Ventilation

Natural ventilation is also a key part of maintaining an adequate and sustainable living environment, as it minimises risk of condensation and poor air quality, while reducing the need for mechanical ventilation. Ensure that the house remains adequately ventilated, in both existing areas and the extension, by strategic placement of vents and windows in the extensions.

However, excessive or improperly designed ventilation systems should be avoided, as they can create drafts and lead to heat loss.

4.1.8 High Performance Glazing and Doors

Consider using triple-glazed windows with low-emissivity coatings and thermally broken frames and install well-insulated and airtight doors.

High-performance windows and doors significantly reduce heat loss compared to conventional units. Triple glazing and low-emissivity coatings help minimize heat transfer, while thermally broken frames prevent cold bridging. Airtight seals prevent drafts and improve energy efficiency.

4.1.9 Compact Design

Minimize the surface area of the extension to reduce heat loss. Prioritize simple forms over complex shapes.

A compact design with a lower surface-area-to-volume ratio minimizes heat loss through the building envelope. This principle aligns with the overall passive house strategy of reducing energy demand.

4.1.10 Renewable Energy Resources

Incorporating renewable energy sources can help offset energy consumption for other building systems and appliances, such as domestic hot water, lighting, and ventilation. Consider incorporating the following renewable energy sources to further reduce energy consumption:

- Solar thermal panels or Heat Pumps for domestic hot water.
- Photovoltaic (PV) panels for electricity generation.

Heat pumps offer a more efficient and eco-friendly alternative to traditional gas or oil boilers. By replacing an old boiler with a heat pump, you can enhance comfort, improve indoor air quality, reduce energy consumption, lower greenhouse gas emissions, and gain precise control over your heating.

Air-source heat pumps are a popular choice, extracting heat from the external air and distributing it through radiators or underfloor heating. They are relatively easy to install and don't require underground piping.

Even in Ireland's climate, solar energy can contribute to your home's energy needs. Solar photovoltaic (PV) panels generate renewable electricity, while solar thermal collectors use the sun's energy to heat water.

Before installing solar panels, a pre-works survey will assess factors like planning restrictions, roof condition, and the need for a larger hot water cylinder for solar thermal systems.

4.1.11 Building Energy Rating (BER) Certificates

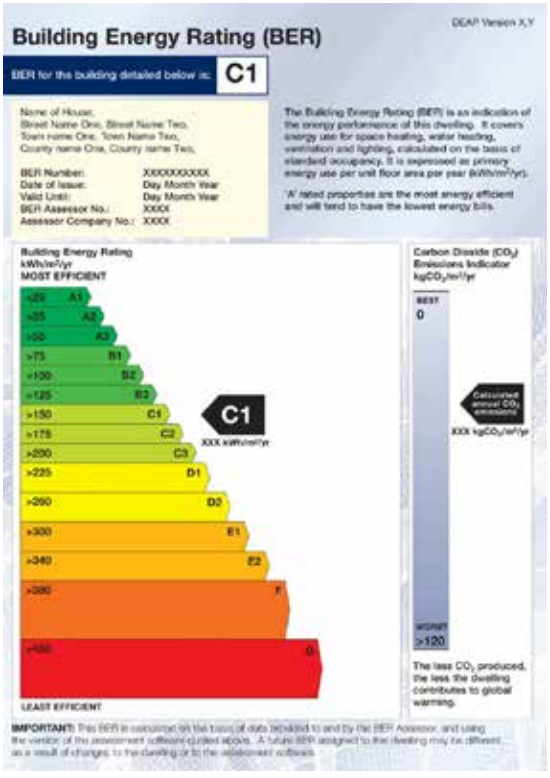
A European Union Directive on the Energy Performance of Buildings has been in force since January 2009. Th is Directive requires householders to provide a Building Energy Rating (BER) certificate (to be carried out by a suitably qualified assessor) in the following cases:

- All new dwellings for which planning permission was applied for on or after 1st January 2007.
- Existing buildings when offered for sale or letting on or after 1st January 2009.

The certificate will need to be accompanied by an Advisory Report containing recommendations for cost-effective improvements to the energy performance of the building. Implementation of the BER requirements.

You can check for a valid BER certificate on the SEAI National BER Register When you have a BER assessment completed you will receive a package containing a BER certificate and an advisory report.

More information can be found at *www.seai.ie*



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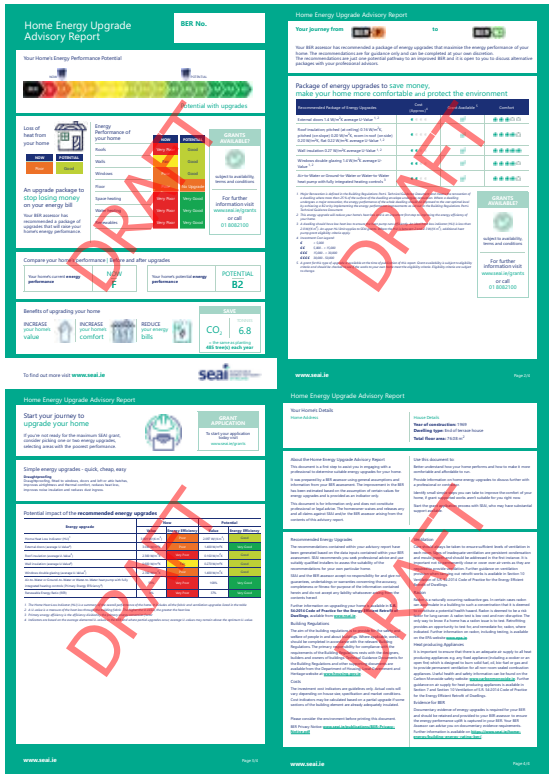

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4.2 ACCESSIBILITY STRATEGIES: LIFETIME ADAPTABLE HOMES

The South Dublin County Development Plan 2022–2028 supports the concept of 'lifetime housing standards'. This concept emphasizes designing homes that can adapt to the changing needs of occupants throughout their lives, minimizing the need for costly renovations or relocation as their circumstances change. This concept can also be applied to home extensions and renovations, ensuring that the improvements made contribute to the long-term adaptability and inclusivity of the home.

The plan also highlights the importance of 'rightsizing' in housing, suggesting that older people can choose to move to smaller, more suitable housing units. This can free up larger homes for families and contribute to a more efficient use of the existing housing stock. While this concept is not directly related to home extensions, it underscores the importance of considering the long-term housing needs of a community when making decisions about renovations and extensions.

4.2.1 Universal Access Guidance

'Universal access', 'adaptable homes' and 'lifetime homes' are some of the terms used to describe living space that has been designed to be sufficiently flexible in terms of layout and space to meet the evolving needs of households. The emphasis is on building in accessibility and design features from the start so that a home is flexible enough to be easily adapted to the occupants' changing needs, for example, a parent dealing with a pushchair, a family member dealing with serious illness or mobility impairment, or the evolving of necessities that come with aging.

Many of the adaptability or universal access standards result in more generous space in terms of room sizes, wider doorways and hallways, and level thresholds at entrances – features that everyone can benefit from. Extensions that are designed with universal access in mind offer a good opportunity to improve the overall flexibility of a home by compensating mobility restraint in the already existing dwelling, as well as provide comfortable living space.

4.2.2 Existing Documentation

- Building Regulation Documents: Technical Guidance Document M (Access and Use), that addresses in Section 3 – Access and Use of Dwellings minimum requirements to guarantee accessible design of spaces in homes; and Technical Guidance Document K, that contains basic regulations concerning security and accessibility in circulation elements like Stairways, Ladders, Ramps and Guards
- Universal Design Guidelines For Homes in Ireland, by the Centre for Excellence in Universal Design, is an in-depth document that intends to assist in the design and delivery of Universally Designed Homes through practical examples of good practices, that ensure accessibility in essential everyday contexts around the house.

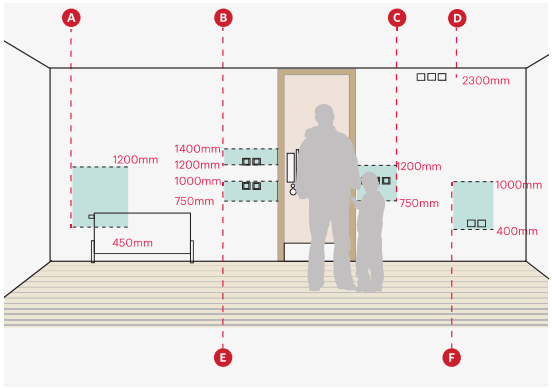
4.2.3 Application to House Extensions

While the aforementioned guidelines primarily focus on new home design, their principles can be applied to renovations and extensions of existing homes to improve their functionality and long-term usability for a wider range of occupants.

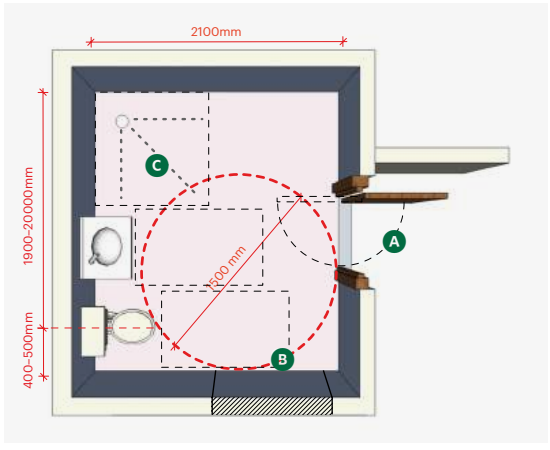
The objective is to encourage a focus on flexibility and adaptability, promoting design features that can accommodate changing needs over time. This approach aligns with the goals of many home improvements and extensions, which often aim to improve the functionality and usability of a home as families grow, age, or experience changes in their circumstances.

4.2.4 Improving Accessibility

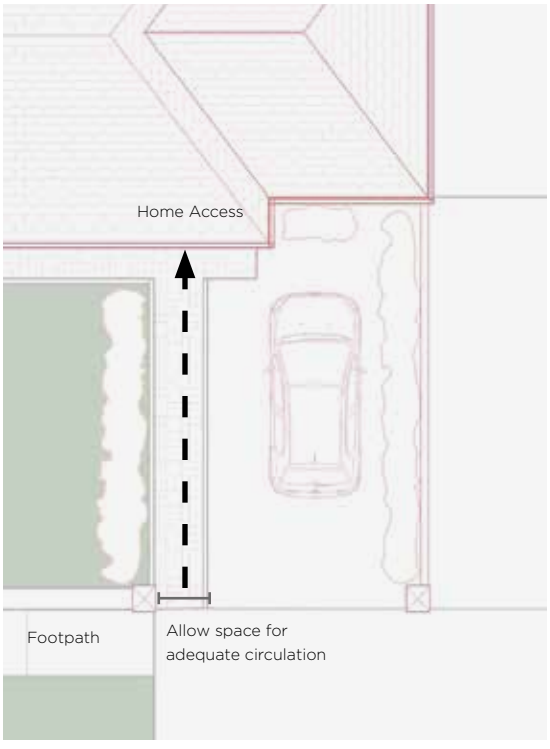
- Where possible introduce level thresholds at doorways, wide front doors and internal doors, and spacious entrances and hallways for ease of movement for all especially for people with mobility impairments, older adults, and families with young children
- Try to incorporating 'soft-spots' in the design, such as internal walls that can be easily removed or reconfigured for cost-effective adaptations as family needs change. This principle can be applied to home extensions by planning for future adaptability and considering ways to create flexible spaces that can be easily modified as needed.
- Reinforcing walls and ceilings around the toilet, shower, and bath to support the installation of handrails and drop-down supports can ensure that the bathroom can be easily adapted to meet future accessibility needs.
- Place lightswitches, sockets and window cills at levels which are within easy reach and view of everyone considering in considering individuals with limited reach or those who use wheelchairs.



Heights of Switches and Appliances



Accessibility within Wc Layout



Accessibility and car parking

4.3 SUSTAINABLE DRAINAGE

SDCC seeks to promote the integration of Sustainable Urban Drainage Systems throughout all new developments, including householder extensions. The SDCC Planning and SDCC Water and Drainage Services seek to increase appropriate drainage responses to new development with the County. The design responses and principles applied when reviewing applications can found in existing guide 'Sustainable Drainage Systems' by SDCC.

SuDS is a more natural and sustainable way to manage rainfall, mimicking how water behaves in nature. The guide goes on to explain the various SuDS techniques that can be implemented, including green roofs, swales, raingardens, permeable pavements, and water butts. The guide includes detailed information on designing and installing these features, along with helpful tips for maintenance. The objective is to empower homeowners to make their properties more resilient to climate change and contribute to a cleaner and healthier water environment.

Please note that the current version of the SuDs guide can be found on the SDCC website:

www.sdcc.ie/en/services/environment/environmental-health/water-services/sustainable-drainage-systems

4.3.1 Application to this guide

Raingardens and Planters: These are effective for managing runoff from rooftops and driveways. Homeowners can create small, shallow depressions filled with absorbent soil and plants to collect and filter rainwater. Planter boxes offer a more compact solution,

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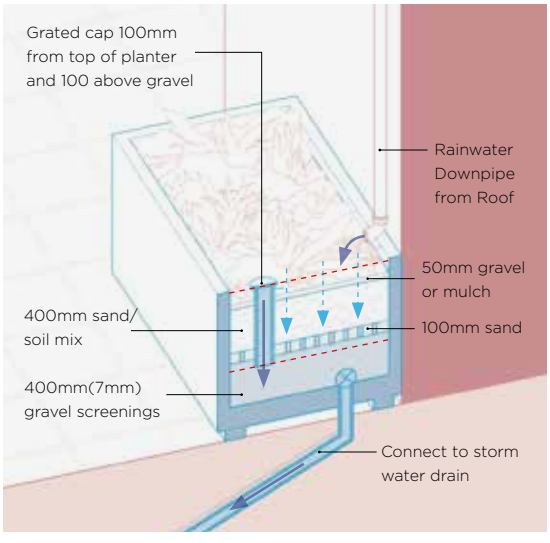

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especially for smaller properties.

Permeable Paving: Replacing sections of concrete or asphalt driveways and patios with permeable materials allows water to infiltrate the ground, reducing runoff. This can be done gradually, starting with areas that contribute most to runoff.

Rainwater Harvesting: Installing water butts to collect rainwater from downspouts provides a source of water for gardening, reducing reliance on mains water. This helps conserve water and reduces the load on the drainage system during heavy rainfall.

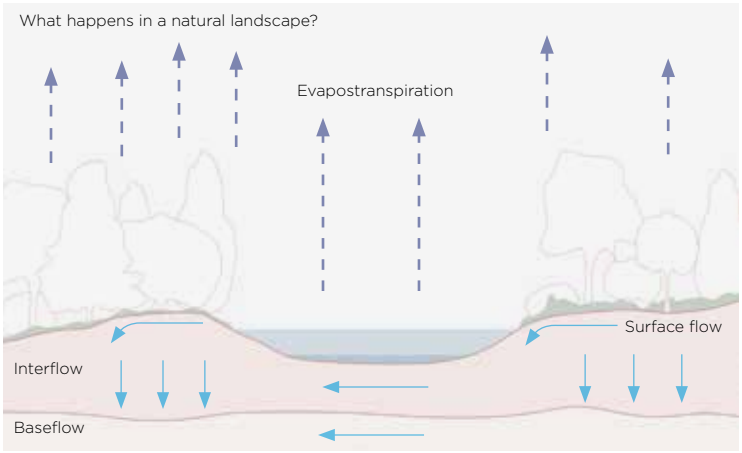
Green Roofs and Walls: While more complex for retrofitting, green roofs can be incorporated into existing structures like garages or sheds. These features help manage runoff, improve air quality, and enhance biodiversity.

4.3.2 Important Considerations for Implementation

Site Assessment: Evaluate the existing drainage patterns, soil type, and potential challenges before selecting SuDS techniques. Understanding the site's specific conditions is crucial for effective design and implementation.

Integration with Existing Drainage: Ensure that any SuDS features are properly connected to existing drainage systems or directed to appropriate areas for infiltration. Improper installation could lead to localized flooding or damage.

Maintenance: Like any landscaping feature, SuDS require regular maintenance to function properly. This includes clearing debris from raingardens, checking the permeability of paving, and emptying water butts.



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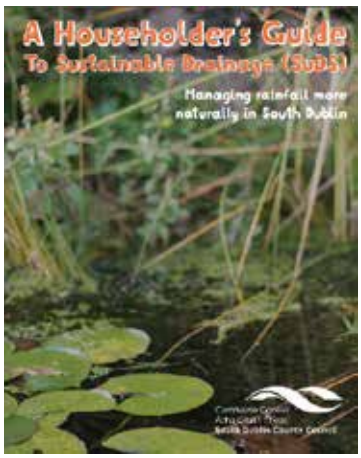

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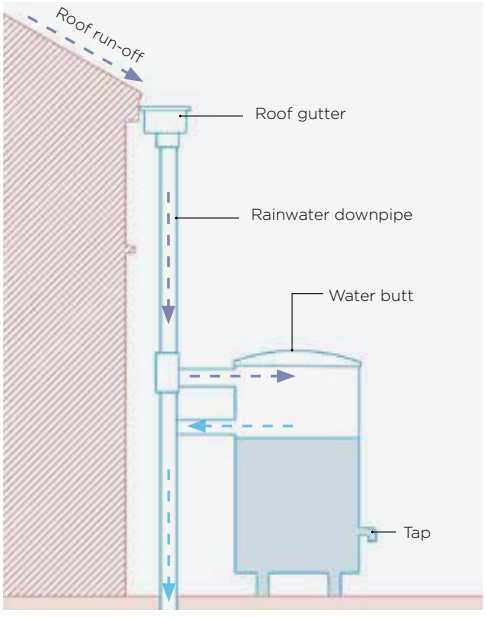

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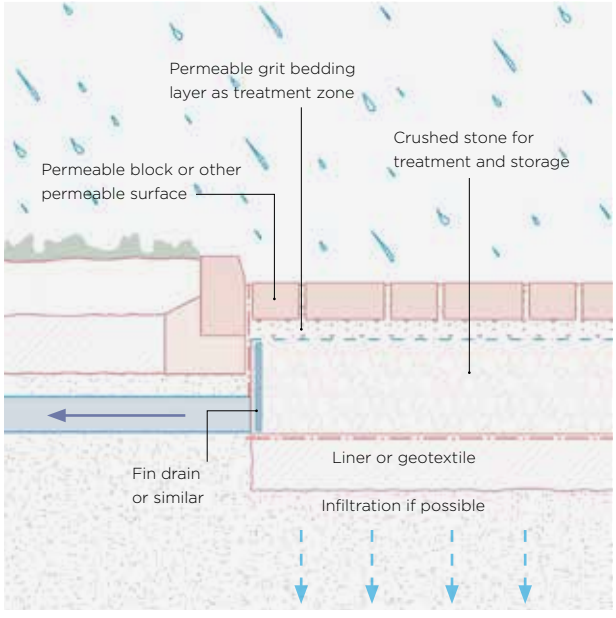


4.3.7

5.0 Statutory Process

5.1 STATUTORY GUIDANCE

In terms of design, the main considerations for the most common House Extension types are detailed in Section 3 of this document although specific requirements may vary depending on the details of the proposed extension. As previously mentioned, this guide does not apply to House Extensions in Architectural Conservation Areas or works to Protected Structures. It is always advisable for homeowners to consult with the planning department in SDCC for specific guidance on any queries and to engage a qualified Planner or Architect to help navigate the planning process.

5.2 PLANNING PERMISSION

5.2.1 General principles

Once an extension has been designed in accordance with the guidance in this document it will require planning permission unless it meets with Exempted Development Criteria. Applicants should ensure that applications include all necessary information, such as a completed application form, appropriate fees, site location plans, layout plans, drawings, and details about materials. Incomplete or inaccurate information can lead to delays of permission.

Every requirement and definition in terms of planning and development (including exempted development) is defined under the Planning and Development Regulations 2001 and as amended or as per any amending legislation .

The onus to ascertain whether Planning Permission is required lies on the homeowner, not the Planning Authority.

5.2.2 Exempted Development

Current legislation includes a number of provisions for exempted development relating to development within the curtilage of a house, including some extension elements.

It is recommended that the advice in this Guide be considered in the design of any such development. If a homeowner seeks to avail of exempted development, they must be satisfied that the proposed works would fully comply with all Conditions and Limitations of the relevant Class.

Current legislation also provides a formal statutory process for obtaining a written declaration from the Planning Authority to confirm whether a proposal would constitute exempted development or would require planning permission.

Where a proposed development is undertaken without the required permission, enforcement action may be undertaken by the Council.

5.2.3 Planning Application Process

To obtain planning permission, the applicant must make an planning application of which there are four types:

1. Permission
2. Outline Permission
3. Permission consequent to the grant of outline permission
4. Retention

The submission of a Planning Application can be done in person or online via the Local Government Online Planning Portal (*https://planning.localgov.ie/en*).

All documentation submitted with a planning application forms part of the application and is available for public inspection. Submitting documentation which you may not wish to have publicly available should be considered cautiously.

The benefits of using the Online Planning Portal outweigh printed submissions in terms of ease of use, access to information, simplicity and being paperless.

You may consult the Planning Authority in advance via a Pre-planning Consultation which may be

requested by phone, in writing or by e-mail. For this consultation, the applicant must submit the following:

- Name and Address
- Contact Details
- Site Address
- Site location map Scaled at 1:2500 within the proposed site outline
- Approximate size of site
- Legal interest in site: Owner, purchaser, occupant, etc.
- Description of the proposed development.

It is rare for applicants to go through the planning process without availing the services of an architect or agent. In such cases the architect or agent deals with the application in its entirety. Alternatively, someone may prepare the planning documentation for you and you may submit the application in person or online.

5.2.4 From Submission to Grant Planning Application Stages

The planning decision process takes 8 weeks for most cases but can take up to 12 weeks. During this time the stages in the table below apply.

5.2.5 After Planning Permission

Once a grant of permission has been obtained, the homeowner is approved to carry out the works in accordance with the plans, particulars and specifications lodged with the application and subject to compliance with conditions set out by the Planning Authority.

5.2.6 Preparing for construction

In addition, subject to limited exemptions, a Commencement Notice must be submitted in advance of construction using the national Building Control Management System: *www.nbco.localgov.ie*

PLANNING APPLICATION CHECKLIST FOR A TYPICAL HOUSE EXTENSION

(online or printed*) *6 copies printed if submitted in person, 10 when protected structure

- ☐ Completed planning application form
- ☐ A copy of the site notice erected along with a plan showing the position on the land of the site notice (this can be shown on the site layout plan)
- ☐ The appropriate fee for domestic extensions
- ☐ Ordinance Map – Site location plan at a scale not less than 1:1000 in a built-up area and not less than 1:2500 in all other areas. The location plan must show the application site boundary clearly marked in red, other land in the vicinity which is in the ownership of the applicant or landowner outlined in blue and wayleaves shown in yellow (6–10 copies*).
- ☐ Drawings, floor plans, elevations and sections at a scale not less than 1:200 showing the proposed extension and the main features of the existing building. Plans should be clearly marked to distinguish proposed extensions / alterations from existing structures (6-10 copies*). Contiguous Elevations If appropriate, elevation drawings should show the main features of any neighbouring buildings that would adjoin the extension (even if they are not owned by the applicant) at a scale of not less than 1:200.
- ☐ The page of the relevant newspaper showing the newspaper notice. This must have been published not more than 14 days before submission of the application to the County Council.
- ☐ The appropriate fee for domestic extensions
- ☐ A schedule listing all the maps and plans submitted with the application. It is essential that all maps, plans and measurements are in metric scale.
- ☐ Layout plan at a scale not less than 1:500 showing the application site boundary in red. Existing buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant trees and other features on and adjoining the application site. Distances of extension from site boundaries should be shown clearly on the plan. Site levels should be shown clearly on the layout plan (6-10 copies*).
- ☐ Where appropriate, Architectural Heritage / Conservation Impact Assessment (for protected structures)
- ☐ The principal dimensions including overall height should be clearly shown and marked on the plans in metric measurements

Main Considerations

- A commencement notice is not required for works that do not require planning permission nor a Fire Safety Certificate, except when the works are in connection with the material alteration (excluding minor works) of a shop, office or industrial building.
- A commencement notice without compliance documentation can be used for extensions to dwelling houses which measure 40sqm or less but which require planning permission.
- A commencement notice with compliance documentation applies to construction of a dwelling, extensions of a dwelling by more than 40sqm, works which require a Fire Safety Certificate.

In anticipation of works being carried out it is important for the works to be designed in detail which is, in most cases, at a much greater level of detail than the Planning Application submission. This includes information such as detailed plans, sections, elevations, details and specification of the proposed works, civil and structural design and specification, mechanical and electrical design and specification and other documentation or specification requirements for the project to be carried out. These must be prepared by competent professionals to ensure the works can be accurately priced and built in compliance with Planning and Development Regulations, Building Regulations, Building Control Regulations and Safety, Health and Welfare at Work (Construction) Regulations.

It is important for the homeowner to appoint competent designers, contractors and project supervisors for each relevant stage. If you're already working with an architect, technologist or other such agent they will be able to help with this process. Alternatively it will be key to seek and retain the advice of competent professionals throughout the project until completion.

After the detailed design has been agreed, designed and approved the client must instruct to proceed to tender including a confirmation for the scope of works to be tendered for and confirming the method of tendering to be used, which typically is agreed during the client briefing stage.

For works including protected structures or other buildings built with traditional materials and technology it may be appropriate to consider contractors skilled in conservation work. The Construction Industry Federation maintains a register of accredited Heritage Contractors. The Irish Georgian Society has produced an on-line Traditional Building Skills Register.

5.3 HEALTH AND SAFETY

Whether a house extension requires planning or not, it is important to understand the statutory obligations of clients during construction.

The following extract from S.I. 504/2005 – Safety, Health and Welfare at Work (Construction) Regulations 2006 establishes:

- Project Supervisor Appointments: Appoint a competent project supervisor for the design phase. Appoint a competent project supervisor for the construction phase.
- Obtain written confirmation of acceptance from both supervisors.

Due Diligence

- Ensure the project supervisor for the design phase has allocated or will allocate adequate resources to perform their duties.
- Ensure the designer has allocated or will allocate adequate resources to comply with regulations.

- Ensure the project supervisor for the construction phase has allocated or will allocate adequate resources to perform their duties.
- Ensure the contractor has the competence and has allocated or will allocate adequate resources to comply with regulations.

Safety File

- Keep the safety file available for inspection.
- Provide access to the safety file to relevant parties.
- Deliver the safety file to subsequent owners of the property.

Safety and Health Plan

Provide a copy of the safety and health plan to:

- Potential project supervisors for the construction stage
- Appointed project supervisor for the construction stage (for domestic dwellings)

Notification to the Authority

If the project exceeds 30 working days or 500 person-days, notify the relevant authority about the appointed project supervisors.

Note: It is crucial to consult with relevant professionals, such as architects, engineers, and builders, to ensure full compliance with all legal and regulatory requirements.

Planning Application Timeline and Process

Timescale	Action
Start	Newspaper notice is published and site notice is erected
Not more than 2 weeks from public notices	**The planning application must be lodged with the planning authority within 2 weeks of publication of the newspaper notice and the erection of the site notice**
Within 5 weeks of submitting a valid application	Upon receiving the planning application, the planning authority will acknowledge receipt and check that it is valid. If an application does not contain the required fee, public notices, forms and particulars the planning application will be invalid and returned to the applicant. Members of the public have 5 weeks from the date of the making of a valid application to make a submission. The planning authority cannot make a decision in respect of the application before the 5 weeks expires.
Between 5 weeks and up to 8 weeks of the date of a valid application	The planning authority issues notice of its decision on the application. Alternatively, where the planning authority requires certain information to enable it to make a decision it may request it. Where further information is sought, this stops the clock from the date of the request. The applicant then has 6 months to respond. If no response is lodged within 6 months, the application is declared to be withdrawn.
4 weeks after issues of notification of a decision	When the planning authority issues a notification of decision, a 4 week period follows, during which the application or a third party can appeal the decision to An Bord Pleanála. If no appeal is lodged within the 4 week period, the planning authority issues a grant of permission, or outline permission, except where they have already indicated a decision to refuse.

5.4 COMPLIANCE, REGULATIONS AND STANDARDS

All works carried out to a new or existing house must be compliant with building regulations and design standards so it is important to work with competent designers, consultants, contractors and subcontractors to ensure the works meet statutory requirements.

Specific legislation regarding 'Planning and Development' is contained in the Planning and Development Act 2024. This codifies and provides resources for the purposes of planning, environment, spatial policy and legal obligations.

Separately, specific legislation regarding Building Control and Building Regulations exist to deal with construction standards. Building regulations are the standards themselves, while Building Control Regulation relates to procedural requirements in relation to compliance.

Technical Guidance Documents are published to accompany each part of the Building Regulations indicating how the requirements of that part can be achieved in practice. The primary responsibility for compliance with the requirements of the Building Regulations rests with the designers, builders and owners of buildings.

Complete documentation can be found here:

- Planning and Development Act 2000: www.legislation.ie/eli/2000/act/30/enacted/en
- Planning and Development Act 2024: www.legislation.ie/eli/2024/act/34/enacted/en
- Building Control Act: www.irishstatutebook.ie/eli/1990/act/3/enacted/en
- Building Regulations: www.irishstatutebook.ie/eli/1990/act/3/section/3/enacted/en/html#sec3
- Technical Guidance Documents: www.gov.ie/en/collection/d9729-technical-guidance-documents
- Office of the Planning Regulator: www.opr.ie

The following extract from Building Control (Amendment Regulations) – (S.I.9 2014) establishes:

The Building Owner is ultimately responsible for ensuring that buildings or works are carried out in accordance with the requirements of the Building Regulations. In relation to the Design and Construction of buildings, the Building Owner should ensure that they appoint a competent Builder and competent registered professionals to act as Designer and as Assigned Certifier.

Specifically, the Building Owner should:

(a) ensure that a Fire Safety Certificate and a Disability Access Certificate are obtained where required;

(b) sign a Commencement Notice (or 7 Day Notice) that is lodged;

(c) sign the notice for the assignment of:

1) a competent, registered professional (the Assigned Certifier) who will inspect the building works during Construction and provide a Certificate of Compliance on Completion, and

2) a competent Builder to construct in accordance with the plans, specifications and Building Regulations and to sign the Certificate of Compliance on Completion; Builders included on the Construction Industry Register Ireland or equivalent may be regarded as competent for projects consistent with their registration profile.

(d) ensure that adequate resources and Competent Persons are made available to design, construct, inspect and certify the building works;

(e) promptly assign a replacement Assigned Certifier or Builder where the Assigned Certifier or Builder withdraws from the project for whatever reason; where this happens the Building Owner is required under the Building Control Regulations to give notice to the Building Control Authority of the new assignment; at all times the Building Owner should use reasonable endeavours to ensure that an Assigned Certifier and Builder are in place;

(f) where there is a change of Building Owner prior to the submission of the Certificate of Compliance on Completion, the new Building Owner is required under the Building Control Regulations to give notice of the change of Building Owner and, also, to notify the Building Control Authority in writing of all appointments that are in place; and

(g) maintain records.

In addition, the Building Owner should appoint the building designer to act as Design Certifier under the Regulations and to ensure the duties attaching to that role are included in their appointment agreement.

5.5 COMBINED CHECKLIST FOR DECISION MAKERS

5.5.1 BFP 1 – All Extensions and Alternations to Houses

- [ ] Respects the appearance and character of the house and subject streetscape/local area.
- [ ] Does not read as overly dominate relative to existing structure by reason of scale or position.
- [ ] Provide comfortable internal space and useful outside space.
- [ ] Incorporate energy efficient measures where possible.
- [ ] Does not adversely impact on adjacent properties by way of significant overbearing visual appearance.
- [ ] Does not result in significantly increased levels of overshadowing of adjacent properties.
- [ ] Does not directly overlook/result in significantly increased levels of overlooking of adjacent properties. Where a new window could result in overlooking or loss of privacy to neighbouring properties, consider alternative design solutions such as repositioning the window or use of a high-level window (cill level 1.7 metres or high above internal floor level), angled window or obscure glazing.
- [ ] Consideration of external finishes, such as use of light-coloured materials on elevations adjacent to neighbouring properties.
- [ ] Consideration of remaining private amenity space.

5.5.2 BFP 2 – Front Extensions

- [ ] Should not dominate the front elevation of the house.
- [ ] Should not exceed 1.5 metres in depth where there is a regular/uniform front building line along the street.
- [ ] Should retain a driveway depth of 6 metres.
- [ ] Should complement the design and materials used in the main house, unless design rationale for alternative materials is demonstrated.
- [ ] Roof profile of two storey front extension should tie in with that of the main house, unless design rationale for alternate profile is demonstrated.
- [ ] Roof profile of ground floor front extension to a bungalow/ dormer bungalow should be carefully considered relative to the eaves level of the house.

5.5.3 BFP 3 – Side Extensions

- [ ] Should retain a driveway depth of 6 metres.
- [ ] Roof profile of first floor/two storey side extension should be carefully considered relative to the ridge height and profile of the main house and parapet height should always be minimised.
- [ ] A setback of first floor/two storey side extension element may be required where a terracing effect would otherwise occur.
- [ ] Should consider fenestration treatment relative to adjacent properties.
- [ ] In the case of corner plot, should be located within and not form part of the boundary wall of the property.
- [ ] In the case of corner plot, should provide for gable fenestration to avoid blank façades and provide for passive surveillance.

5.5.4 BFP 4 – Rear Extensions

- [ ] Should be designed with consideration to relationship with any adjoining properties, in particular the depth and height of ground floor level extensions.
- [ ] Should provide for setback from shared site boundaries at first floor level unless depth and orientation of site negate adverse impacts on adjacent properties.
- [ ] Should provide for adequate separation distance between opposing first floor level windows serving habitable rooms.
- [ ] Ridge height of first floor/two storey rear extension should respect the ridge height of the main house.

- [ ] Extensions to bungalow/dormer bungalow should be modest in depth at first floor level and be set back from shared boundaries with adjoining properties.
- [ ] Should ensure adequate rear amenity space is retained.

5.5.5 BFP 5 – Roof Extensions or Alterations

- [ ] All dormer elements should be
  - Located below the ridge line of the main dwelling,
  - Set back at least 3 no. tile courses from the eaves line of the dwelling,
  - Inset from party boundaries and side wall/roof hip of dwelling,
  - Appropriately scaled so as not to read as an additional storey to the dwelling.
- [ ] Rear dormers should be appropriately scaled so as not to read as an additional storey to the dwelling, with consideration of quality of external finishes/materials and window proportions relative to main house.
- [ ] Front and side dormer elements should be appropriate scaled to be subsidiary to the roof slope, finished with high quality materials, and inset from adjacent roof edges.
- [ ] Alteration from hip to gable roof profile should
  - Tie-in with the original ridge height and ridge position of the dwelling,
  - Be finished with materials that match the main roof of the dwelling.
  - Include obscure glazing to any window provided in an extended gable elevation that faces an adjacent house.
- [ ] Roof lights should be appropriately sited on the roof plane of the dwelling, and not provide for an excessive degree of glazing relative to the roof of the dwelling.

5.5.6 BFP 6 – Detached Garden Rooms and Sheds

- [ ] Should ensure adequate rear amenity space is retained.
- [ ] Should be of a scale that is subordinate to the main house.
- [ ] Should be sited and designed so as not to adversely impact on the amenities of adjacent properties.
- [ ] Should provide for uses wholly ancillary to the main house.
- [ ] Should not include toilet and/or sanitary facilities.

5.5.7 BFP 7 – Other Alterations

- [ ] Provision of solar/photovoltaic panels generally acceptable.
- [ ] Provision of external insulation system generally acceptable. A matching finish (e.g. brick slips) may be required where there is a distinctive predominant character to the street.
- [ ] New or altered windows/opes should be considered with regard to the visual amenities of the area and the amenities of existing adjacent properties.
- [ ] Bin and bicycle stores to the front of a dwelling should be modest in scale, should be a maximum of 1.2 metres in height, and should retain a driveway depth of 6 metres.
- [ ] The maintenance of established railings/gates/fences/hedges demarcating the boundary between front gardens and the street is encouraged.

6.0 Additional Guidance

6.1 NATIONAL GUIDANCE

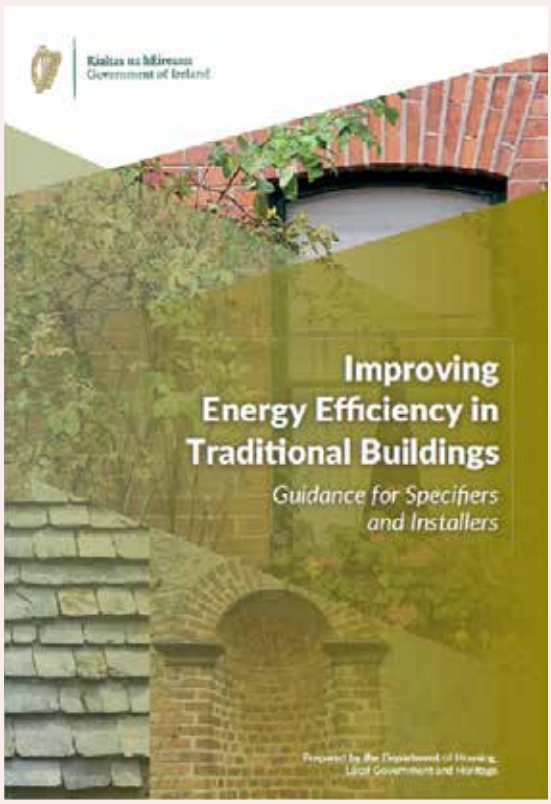
SDCC as a Planning Authority must ensure the latest national guidelines are applied appropriately throughout the planning process, where relevant. There are a number of new guidelines, published by DHLGH, which SDCC must be cognisant of with regard new development. Whilst only some of the new guidelines will be relevant to this guide, there may be elements which are referred to or principles used in the assessment of applications submitted, these include, but are not limited to, separation distances, garden sizes and other elements of the guide with regard design, as SDCC considers appropriate

6.1.1 Bringing Back Homes

This manual from Ireland's Department of Housing, Planning, and Local Government details how to repurpose existing buildings for residential use, aiming to increase housing supply and revitalize urban areas. It outlines a five-step process, emphasizing the crucial role of regulatory compliance, including planning permission (or exemptions under the Exempted Development Regulations, 2018), building regulations, fire safety, and accessibility standards. The manual provides detailed guidance on different building types, common conversion challenges, relevant legislation, and available financial incentives like the Repair and Leasing Scheme and Buy and Renew Scheme. Appendices offer supplementary information on regulations, grants, and frequently asked questions, making it a comprehensive resource for property owners, developers, and local authorities

6.1.2 Improving Energy Efficiency in Traditional Buildings

This provides guidelines for improving energy efficiency in Ireland's traditional buildings, balancing energy upgrades with the preservation of historical integrity. It emphasizes a whole-building approach, considering thermal performance, ventilation, and airtightness alongside heritage protection. The guide details legal requirements, recommended professionals and their qualifications (architects, engineers, conservation consultants, etc.), and best practices for retrofitting various building elements (roofs, walls, windows).



A key theme is minimizing hygrothermal risks (moisture problems) through appropriate material selection (e.g. lime renders, vapour-permeable insulation) and careful assessment.

6.2 ARCHITECTURAL CONSERVATION AREAS (ACA) AND PROTECTED STRUCTURES (PS)

SDCC has a number of ACAs and a number of PS. These are buildings and areas which are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Therefore, a higher standard of design and protection is applied within these areas and to these buildings. SDCC will continue to protect the status of these areas and buildings and work with SDCC's Conversation Architect to ensure interventions are sympathetic to the area and building in question. It is likely that the guide will not be applied to extensions and alterations, and a more bespoke, conservation response will be required from the applicant. If an applicant is seeking to undertake work to a PS or a property within an ACA, they are encouraged to seek appropriate specialist advise from a suitably qualified conservation architect or design specialist, and engage with SDCC at the applicant's earliest convenience. Additional information from the OPR can currently be found here: Planning Leaflet 12 (*www.opr.ie*).

Please note, national guidelines are updated and amended on a regular basis, and therefore SDCC will apply guidance as it is required to do.

6.3 IRISH PLANNING LEAFLETS

The Office of the Planning Regulator and the Department of Housing, Local Government and Heritage have published a series of planning leaflets dealing with all aspects of the planning system. The leaflets will be updated on a regular basis to take account of changes in legislation and policy.

Introducing the Planning System explains the Irish planning system, including the hierarchy of plans, the need for planning permission, and how the public can participate in the planning process.

The development plan is the main statement of planning policies for a local community. **A Guide to the Development Plan** explains how the plan is prepared and how the public can contribute to it.

A Guide to Making a Planning Application by the OPR provides a step-by-step guide to making a planning application, including the required documentation, fees, and public notice requirements.

The document provides a detailed overview of the planning process, outlining what developments require permission, the types of permission available, and the steps involved in obtaining permission. The guide also covers topics such as exempt development, fees, timelines, public consultation, and the role of local planning authorities. It also addresses issues related to enforcement, unauthorised development, and the possibility of conditions being attached to planning permission.

A Guide to Making a Planning Appeal explains the role of An Bord Pleanála, the national planning appeals board, and how to appeal a planning decision.

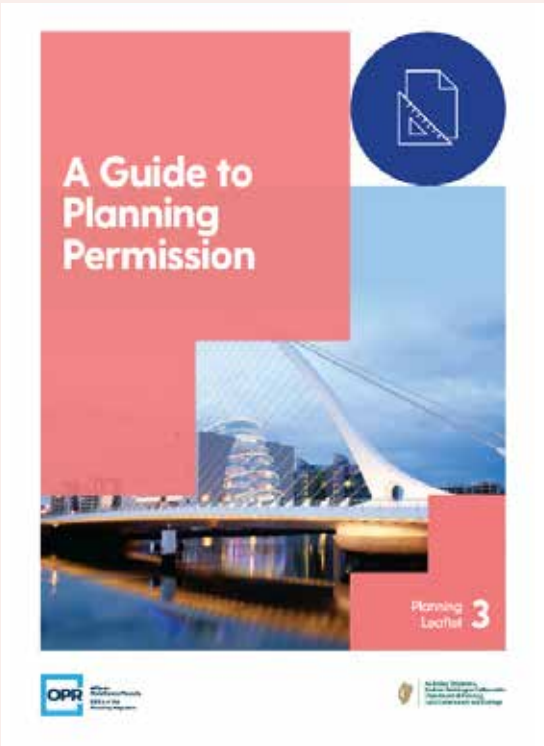
In Ireland, Planning enforcement is the process by which planning authorities ensure that development complies with planning law.

A Guide to Planning Enforcement explains how planning enforcement works and the penalties for breaching planning law.

A Guide to Applying for Planning Permission to Build a House is a guide to the planning issues associated with building a house. It covers topics such as the different types of planning permission, the planning application process, and the factors that planning authorities consider when assessing applications.

A Guide to Doing Work Around the House is a guide to the types of work that homeowners can do around their houses without needing to apply for planning permission. It covers topics such as exempted development, the conditions that apply to exempted development, and the penalties for exceeding exemption limits.

A Guide to Architectural Heritage provides an explanation of how Ireland protects structures that are of special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest. This leaflet covers topics such as applying for planning permission on protected structures and penalties for damaging a protected structure.



6.4 USEFUL CONTACTS, WEBSITES AND DOCUMENTS

South Dublin County Council
County Hall, Tallaght, Dublin 24
Tel: 01 4149000
www.sdcc.ie/en

- South Dublin County Development Plan
- Planning Guidance
- Frequently Asked Questions
- Relevant Local Area Plans
- Relevant Village Design Statements

Department of Housing, Local Government and Heritage
Tel: 01 8882000
www.gov.ie/en/organisation/department-of-housing-local-government-and-heritage

- Bringing Back Homes Manual

Office of the Planning Regulator
Tel: 01 8546700
www.opr.ie

- PL1 A Guide to Planning Permission
- PL2 Making a Planning Application
- PL5 Doing Work around the House
- PL11 A Guide to the Building Regulations
- PL12 A Guide to Architectural Heritage

Sustainable Energy Authority Ireland (SEAI)
Tel: 01 8369080
www.seai.ie

- A Detailed Guide to Insulating your Home
- Your Guide to Building an Energy Efficient Home
- A Detailed Guide to Home Heating Systems
- Your Guide to Renovating your Home
- Your Guide to Renewable Energy
- How to Make your Home More Energy Efficient
- A Consumer Guide to Sustainable Energy

Irish Planning Institute
Tel: 01 8788630
www.ipi.ie

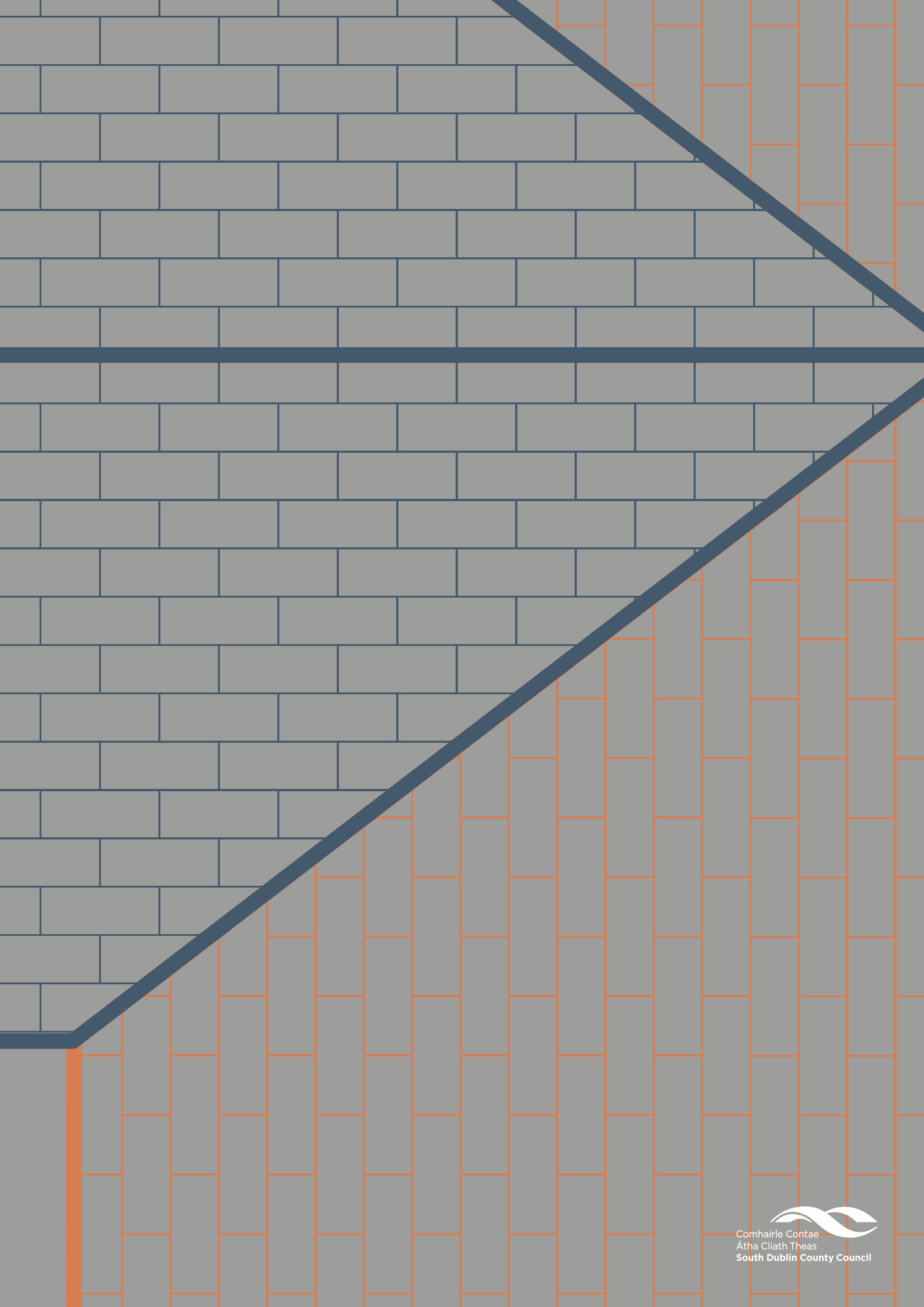
The Royal Institute of the Architects of Ireland
Tel: 01 6761703
www.riai.ie

ENFO (Information on the Environment)
www.enfo.ie

Construction Industry Federation
Tel: 01 4066000
www.cif.ie

Association of Consulting Engineers of Ireland
Tel: 01 6425588
www.acei.ie

Irish Landscape Institute
Tel: 01 6627409
www.irishlandscapeinstitute.com



Comhairle Contae
Átha Cliath Theas
South Dublin County Council