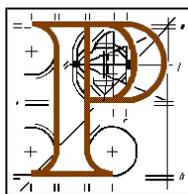


An Bord Pleanála



Inspector's Report

- 1.0 Appeal Reference No.:** PL06D.220394.
- 1.1 Planning Authority:** Dun Laoghaire-Rathdown County Council.
- 1.2 Reg. Ref. No.:** D06B/0755.
- 1.3 Applicant:** Colin Tracey.
- 1.4 Address of Appeal Site:** 12 Ticknock Grove, Sandyford, Dublin 18.
- 1.5 Application Type:** Permission.
- 1.6 Proposed Development:** 32 square metre single-storey garage.
- 1.7 Decision of Planning Authority:** Grant permission.
- 1.8 Appellant:** T. & N. Sheridan.
- 1.9 Site Inspection:** 24 January 2007.
- 1.10 Inspector:** **M. Ward.**

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2.0 SITE LOCATION AND DESCRIPTION

The site, which has a given area of 0.0335 hectares, is located along the south side of Ticknock Grove, one of a network of new roads servicing terraces of houses to the north of Blackglen Road and to the west of Sandyford.

The two-storey house on the site is an end-of-terrace house comprising six houses. It has a 5.5 metre wide side passage which is paved and the double gates which close the passage off are set back about 8 metres from the front of the house. Behind these double gates a relatively small area of the side passage is paved and the remaining portion of the side passage and rear area is finished with a surface of crushed stone. There is no green area.

The rear boundary of the site comprises what appears to be a reinforced concrete wall about 1.5 metres in height on top of which timber fencing has been fixed, giving a rear boundary height of about 3.5 metres above the ground level of the rear of the house. A wall of similar height finished in concrete blocks extends along the western boundary of the site to the rear. The high fences are required in part as retaining walls for land both to the south and west of the site which falls rather steeply from south to north. The appellants' house, which is a three-storey house, lies directly south of the site overlooking it to a significant degree because of the ground contours. The area to the west of the site is part of the green space associated with the housing is landscaped.

3.0 THE PROPOSED DEVELOPMENT

It is proposed to construct a single-storey garage at the rear of the site. The area of the garage is to be 32 square metres. It is proposed to locate the proposed garage at the rear western corner of the site.

The overall dimensions of the garage are shown as 7 metres in length and 5.5 metres in width. The roof pitch of the proposed garage will be relatively low and it will be hipped towards the rear. The ridge height of the garage will be marginally higher than the existing retaining wall/fence at the rear of the site but due to the hipped nature of the rear portion of the roof it will not be seen to extend above the level of that wall/fence.

The plans show what appears to be an up and over double width entrance to the garage from the front with a side door and window in the east elevation.

4.0 PLANNING AUTHORITY DECISION

The Planning Authority decided to grant permission with four conditions. The conditions require compliance with the plans, particulars, etc., submitted, that measures be taken to prevent spillage or deposit of materials during construction, that water supply and drainage arrangements meet the Council's

requirements and that all external finishes harmonise in colour and texture with the existing premises.

5.0 GROUNDS OF APPEAL

In the grounds of appeal the appellants, whose house is located directly to the rear of the appeal site, refer to a previous application for permission for a garage to the Planning Authority which was refused permission in February of 2006. That particular proposal was considered to be unacceptable because of its scale, height, location and alignment and because of its visual obtrusiveness, seriously injuring the amenities of property in the vicinity. It is submitted that the proposed garage would dominate the rear garden of the appellants' house, reducing its amenity, and because of the hilly nature of the terrain the proposed garage would be visually obtrusive, seriously injuring the amenities of property in the vicinity. It is pointed out that the proposed garage would be located in the existing side garden of the appeal site on a restricted site and that the gardens were designed to Development Plan standards to provide sufficient open space for the house occupier. It is also submitted that there is already sufficient off-street parking space for the site. Finally, it is suggested that the new garage will dominate the corner and will be out of character with the overall development in the area.

6.0 DEVELOPMENT PLAN

The site lies in an area which is zoned 'A' - "to protect and/or improve residential amenity". In the Dun Laoghaire-Rathdown County Development Plan, 2004.

7.0 PLANNING AUTHORITY RESPONSE

In the response the Planning Authority refer to the Planning Authority report on the application for a 40 square metre garage which was refused permission by the Planning Authority. Attention is drawn to the reduction in height of the roof of the previous application from 5.58 metres to 3.5 metres in the current proposal. It is pointed out that the height of the garage will not extend above the height of the rear boundary wall and that it would not be visual obtrusive to the adjoining dwelling to the rear. It is also considered that the proposed garage will not overshadow or be visually obtrusive to adjoining dwellings. It is also considered that the scale, height and footprint of the proposed development has been significantly reduced in the current application vis-à-vis that of the previous application for which permission was refused.

8.0 APPLICANT'S RESPONSE

In this response it is pointed out that the proposed garage will not totally dominate the rear garden of the appellants' house and that a timber shed

located at the rear boundary of their house is causing a greater obstruction than would arise with the proposed garage. The retaining wall at the rear of the house would prevent the proposed development being visually obtrusive. Following the construction of the garage there would be 110 square metres of open space available well above the requirement of the Development Plan which is for 60 square metres. Whilst the applicant already has adequate off-street parking the purpose of the garage is to offer sheltered parking. The proposed garage will not dominate the corner and will not be out of character with the overall development of the area.

9.0 PLANNING ASSESSMENT

The proposed garage is to be constructed in a corner of the site at its rear boundary. With a ridge height of 3.543 metres over the ground level of the appeal site at the rear and with the retaining wall/fence which separates the appeal site from the appellants' site, at about 3.5 metres in height, the ridge height of the proposed garage will extend marginally above the level of the fence. Any visual impact would be reduced by the hipped design of the roof which drops the level of the roof at the rear to below the wall/fence. Whilst the proposed garage would extend over the entire width of the side space of the existing house its impact will be minimal in relation to the enjoyment of the amenities of the appellants' property to the rear. Indeed the ridge level of the smaller out office towards the rear of the appellants' garden would be higher than the ridge level of the proposed garage. The proposed garage could not therefore be considered to be obtrusive or dominate adjoining properties or be out of character with the overall development of the area. The privacy of adjoining properties would not be affected either. Neither the visual or residential amenities of the appellants' house would be other than marginally affected by the proposed development.

10.0 CONCLUSION AND RECOMMENDATION

Having regard to the above assessment, it is recommended that permission be granted based on the reason and considerations under.

REASONS AND CONSIDERATIONS

Having regard to the location, height and scale of the proposed development, it is considered that, subject to compliance with the conditions set below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. All external finishes shall harmonise in colour and texture with the existing house.

Reason: In the interest of visual amenity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

M. Ward

February, 2007.