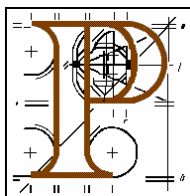


An Bord Pleanála



Inspector's Report

PL06F. 241627

DEVELOPMENT: Extension to house

ADDRESS: 26 Bramley Green, Castleknock, Dublin 15

PLANNING APPLICATION

Planning Authority: Fingal County Council

Planning Authority Reg. No.: FW12B/0091

Applicants: Ken and Nanette Doyle

Application Type: Permission

Planning Authority Decision: Grant subject to condition

APPEAL

Appellants: Derek and Annette Barrett

Type of Appeal: 3rd party vs. grant

Observers: None

DATE OF SITE INSPECTION: 23rd April 2013

INSPECTOR: Stephen J. O'Sullivan

1.0 INTRODUCTION

1.1 This report deals with a third party appeal against a decision of Fingal County Council to grant permission for a house extension.

2.0 SITE

2.1 The site is in an established suburban area. It has a stated area of 420m². It is occupied by a two storey house with a stated floor area of 167m². The garage to the side of that house has been converted to residential use. It is attached to the garage to the side of the house at No. 24 Bramley Green.

3.0 PROPOSAL

3.1 It is proposed to provide a single storey extension at the rear of the property along the southern boundary to contain a kitchen and utility room. Its floor area is stated at 18.7m². It is also proposed to provide a dormer window on the front slope of the roof over the converted garage.

4.0 POLICY

4.1 The site is zoned RS – residential under the Fingal County Development Plan 2011-2017.

5.0 HISTORY

5.1 The planner's report refers to permissions granted in 1994 and 1999 to convert the garage and extend the kitchen respectively.

6.0 DECISION

6.1 The planning authority granted permission subject to 8 conditions, none of which substantially altered the proposed development.

7.0 REPORTS TO THE PLANNING AUTHORITY

7.1 Submissions – The appellants objected to the development on grounds similar to those raised in the subsequent appeal. They also raised concerns that the development would encroach on their property.

7.2 Planner's report – The proposal is modest and will not negatively impact on the adjoining dwellings and is consistent with the zoning objective. A note regarding encroachment may be attached. A grant of permission was recommended.

8.0 GROUNDS OF APPEAL

8.1 The grounds of appeal can be summarised as follows –

- The appellants occupy the neighbouring house at No 24 whose garage adjoins that on the site. The appeal is against the proposed dormer window at the front of the house. It will impair the symmetry of the pair of houses and so have a negative impact on the appellant's house. It would also be unsympathetic and out of keeping with the character of the overall development of 14 houses.

9.0 RESPONSES

- 9.1 The planning authority's response states that the size of the dormer is not excessive and it will not have a negative visual impact.
- 9.2 The applicants' response states that there are many similar properties in the area with dormer windows on the front slope of roofs over converted garages. Photographs are provided. The proposed window will not have a negative impact on the character of the adjoining house.

10.0 ASSESSMENT

- 10.1 The proposed extension to the rear of the house would not interfere with the amenities of neighbouring property. This is recognised in the appeal, which concentrates its objection to the proposed dormer window over the front slope of the garage roof.
- 10.2 In that respect the grounds of appeal have some merit. The room that would be lit by the proposed dormer window is shown as storage and not habitable accommodation. The proposed dormer would disrupt the symmetry and composition of the houses at Bramley Green to some extent. However the architectural character of the area, while pleasant, is suburban and unremarkable. It would be sufficiently robust to absorb the proposed dormer window without negative consequences that would justify refusing the application or modifying the proposed development. In this regard it is noted that two other houses facing Bramley Green within eyeshot of the site have first floor extensions in a similar position to the proposed dormer window, and this does not significantly injure the appearance of the Green. It is therefore considered that the development as proposed would be in keeping with the proper planning and sustainable development of the area.

12.0 RECOMMENDATION

12.1 I recommend that permission be granted subject to the conditions below.

REASONS AND CONSIDERATIONS

Having regard to the residential zoning of the site, to the pattern or development in the area and to the scale and design of the proposed works, it is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the character of the area or the amenities of property in the vicinity of the site. The proposed development would therefore be in keeping with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

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

Reason: To ensure adequate servicing of the development, and to prevent pollution.

Stephen J. O'Sullivan
23rd April 2013