



An
Bord
Pleanála

Inspector's Report ABP-306703-20

Development	Part single and part two storey flat roof extensions, to the rear of existing house and all associated site works.
Location	91 Dublin Road, Sutton, D13.
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	F19B/0111
Applicant(s)	Gerard & Rachel Keating
Type of Application	Permission
Planning Authority Decision	Grant Permission with conditions.
Type of Appeal	First Party
Date of Site Inspection	13th May 2020
Inspector	Paul O'Brien

1.0 Site Location and Description

- 1.1. No. 91 consists of a two-storey semi-detached house located on the northern side of the Dublin Road, Sutton, County Dublin. The front of the houses faces onto the Dublin Road and Dublin Bay. The house is provided with a long rear garden in excess of 44.5 m and there is a laneway serving the subject house and neighbouring units, at the northern end of the garden. The subject house as common with the other houses on this stretch of the Dublin Road is provided with a shed/ garage to the rear of the garden. The subject site area is given as 0.06 hectares.
- 1.2. As stated the existing house is a two-storey unit with three bedrooms indicated on the floor plans. The house has been extended to the rear and front with a gable end roof to the side, replacing an existing hipped roof. A dormer window has been provided in the front roof profile.
- 1.3. The site is in an area that is characterised by a mix of housing types, though predominantly in the form of semi-detached units on generous sites. Sutton Cross is approximately 840 m to the east of the subject site. Access was not available to the rear of the house, though the laneway to the rear allowed for a view of the site.

2.0 Proposed Development

- 2.1. The proposed development consists of:
 - Part single and part two storey extension, both with flat roof, to the rear of the existing dwelling,
 - The replacement of existing velux roof lights with a box dormer to existing second floor loft on the rear roof profile,
 - The replacement of existing gable dormer with a box dormer, to existing second floor loft on the front roof profile,
 - Internal alterations and associated elevation changes, landscaping and ancillary site works.
 - The development to provide for a total of 59.5 sq m of additional floor area.

Following the receipt of further information, the applicant proposed to reduce the size/ scale of the rear extension, the dormer to the rear and revised windows on the western elevation.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to grant subject to conditions. The conditions are generally standard. Condition no.2, which is the subject of this appeal, states the following:

‘Prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority revised drawings which indicates the following amendments to the proposed development: a. omission of the proposed dormer extension located along the rear elevation and the provision of up to 3 no. roof lights; b. Reduction in the depth of the proposed first floor extension so that it does not project more than 3.5m from the rear elevation of the existing dwelling; c. Reduction in the width of the proposed first floor extension so that it does not exceed 5m; and d. Reduction in the overall height of the proposed rear extension so that it does not exceed the eaves level of the existing dwelling’.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning report reflects the decision to grant permission for the proposed development. Further information was requested to reduce elements of the extension to the rear of the house including the proposed dormer to the rear roof profile. Revisions to proposed windows were also requested to address issues of overlooking of neighbouring properties.

3.2.2. Other Technical Reports

Water Services Department: No objection subject to recommended conditions.

3.2.3. Objections

None.

4.0 Planning History

P.A. Ref. F10B/0062 refers to an April 2010 decision to grant permission at 91 Dublin Road, Sutton, for the conversion of an attic space for storage use, the provision of a dormer window in the front roof profile, change of roof from hip to full gable, the provision of rooflights in the rear roof profile and all associated alterations.

5.0 Policy and Context

5.1. Development Plan

5.1.1. Under the Fingal Development Plan 2017 – 2023, the site is zoned 'RS' Residential, and which seeks to 'Provide for residential development and protect and improve residential amenity'. There are objectives 'To Preserve Views' and for an 'Indicative Cycle/ Pedestrian Route' along the Dublin Road to the front of the site.

5.1.2. Chapter 12: 'Development Management Standards' is relevant. The following objectives are noted:

Objective DMS41: 'Dormer extensions to roofs will only be considered where there is no negative impact on the existing character and form, and the privacy of adjacent properties. Dormer extensions shall not form a dominant part of a roof. Consideration may be given to dormer extensions proposed up to the ridge level of a house and shall not be higher than the existing ridge height of the house'.

Objective DMS42: 'Encourage more innovative design approaches for domestic extensions'.

Table 12.3 sets out the 'Minimum Room Sizes and Widths for Houses and Apartments'. A single bedroom to have a minimum floor area of 7.1 sq m, a double to be 11.4 sq m and a double with en-suite to be 13 sq m.

5.2. Natural Heritage Designations

5.2.1. North Dublin Bay pNHA (Site Code 000206) is located to the south of the site.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The appellants have appealed Condition no. 2 as issued by Fingal County Council.

Issues raised in the appeal include:

- Condition no.2 prevents the extension of the existing house in a useful manner.
- Dormers have been permitted in the past in the area and are a common feature in this area.
- The applicant provided a revised extension at further information stage. This would not be visible from the public road or give rise to overlooking issues.
- The Planning Authority Case Officer considered the loft space as to be for habitable use; this is not the case.
- Request that Condition no. 2 be removed in its entirety.

6.2. Planning Authority Response

6.2.1. The Planning Authority have responded that the development was considered in the context of the Fingal Development Plan 2017 – 2023 in addition to the impact on adjoining properties and the character of the area. It remains the opinion of the Planning Authority that the development would be visually dominant and obtrusive. It also lacks sufficient architectural merit and fails to integrate in an acceptable manner with the existing house. The Planning Authority request that the decision be upheld and include condition no.2.

7.0 Assessment

7.1. The main issues that arise for assessment in relation to the appeal can be addressed under the following headings:

- Design/ Impact on the Character of the Area
- Residential Amenity
- Appropriate Assessment Screening

7.2. Design, Impact on the Character of the Area

- 7.2.1. No. 91 Dublin Road, Sutton is located on a prominent stretch of road on the route between Dublin City Centre/ Raheny and Sutton/ Howth. The majority of the proposed development is located to the rear of the house and is not visible from the front/ public street. The revised dormer on the front roof profile is visually acceptable.
- 7.2.2. From the site visit and from aerial photographs it is evident that a number of houses have provided dormers in their rear roof profile. The subject house already has the benefit of a dormer to the front and rooflights to the rear. I note the comments regarding the use of this loft area for habitable use/ storage/ playroom. The existing dormers in the area consist of a mix of box and pitched roof; the applicant revised their dormer from a box to a pitched roof type. I consider the use of a box dormer to be more appropriate in this location having regard to the gable ended roof and existing flat roof extension. This provides for a more simplified design and I would recommend the retaining of a dormer with a width of 3 m, glazed area width of 2 m and set down by 300 mm below the existing roof ridgeline. This will not be visible from the public road and is not out of character with the existing form of development in the area. These revisions will not negatively impact on the use of the loft space.
- 7.2.3. The applicant has proposed extending the existing house to provide for additional floor area and to increase the number of bedrooms from three (two double and one single) to four (two double and two single). The ground floor is to be extended to provide for an additional 28.2 sq m of floor area, increasing the ground floor projection from circa 3.8 m to 9 m from the original rear building elevation. The ground floor is set down slightly below existing ground level, I would assume to enable the increase in floor to ceiling heights to 2.75 m rather than the existing indicated 2.48 m in the kitchen.
- 7.2.4. As submitted the single bedrooms had a floor area of 12 sq m which was reduced to 11.5 sq m by way of further information. These rooms equate to a double bedroom in accordance with Table 12.3 of the Fingal Development Plan 2017 – 2023. I note the report of the Planning Authority and the comments raised in the appeal. The applicant provided a reduced depth of 640 mm by way of further information. I agree that a depth of 3.5 m from the existing rear building elevation is more appropriate,

however I would allow for the width to remain at 6 m. There will be consequent reduction in the bedroom sizes, but which will be in excess of the minimum of 7.1 sq m. The width of the existing house is indicated as 7.465 m and I would consider that the first floor at 6 m would provide for a suitably subordinate extension, at first floor level, to the house.

- 7.2.5. The Planning Authority conditioned that the first-floor extension be reduced in height to match the eaves level of the existing house. I consider the revisions made by way of further information to be acceptable, which reduced the height by 400 mm. There is a balance to be struck in order that a minimum floor to ceiling height of 2.4 m can be provided. The height of the first-floor extension is exaggerated by the need for a parapet to serve the flat roof.

7.3. Residential Amenity

- 7.3.1. Concern was expressed regarding a window on the western elevation, the applicant omitted this and revised a window on the northern elevation so as to overcome any concerns in relation to overlooking leading to a loss of privacy.
- 7.3.2. The applicant in common with the neighbouring properties has the benefit of a significantly long rear garden with an existing depth of 44 m. The proposed extension to the rear will impact on the property to the east with a loss of evening sunlight, however, considering the existing rear extension, the loss of sunlight will not be great. The property to the east, no. 92, has a much wider garden according to the submitted site plans.

7.4. Appropriate Assessment Screening

- 7.4.1. Having regard to the nature and scale of the proposed development and the location of the site in a serviced urban area and the separation distance to the nearest European site, no Appropriate Assessment issues arise, it is considered that the development would not give rise to a significant effect individually or in combination with other plans or projects on an European site.

8.0 Recommendation

- 8.1. Having regard to the provisions of the Fingal Development Plan 2017 - 2023, to the location of the site in an established urban area and to the design of the proposed

development, it is recommended that Condition no.2 be revised. I do not consider that the development of a dormer in the rear roof profile will negatively impact on the visual and/ or residential amenity of the area and the proposed rear extensions are acceptable subject to condition.

8.2. I have included a revised condition no.2 in the event that the Board agree with my recommendation.

9.0 Reasons and Considerations

Recommended revised Condition no. 2:

The proposed development shall be amended as follows:

- (a) The proposed dormer in the rear/ northern roof profile to be of a box dormer type with a maximum width of 3 m, a glazing to have a maximum width of 2 m and which shall be set down a minimum of 300 mm below the existing roof ridgeline.
- (b) The proposed first-floor extension to extend no more than 3.5 m from the existing rear wall/ elevation of the house and to have a maximum width of 6 m.
- (c) The glazed area and height of the first-floor extension shall be as indicated on drawing no. 1904-P-103 Revision A, received by the Planning Authority on the 30th of December 2019.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

Paul O'Brien
Planning Inspector

20th May 2020