



An
Bord
Pleanála

Inspector's Report ABP306918-20

Development	Ground floor extension and attic conversion
Location	24 Weirview Drive, Stillorgan, County Dublin.
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D19B/0524
Applicant(s)	Cormac Patrick Redehan
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party v Refusal
Appellant(s)	Cormac Patrick Redehan
Observer(s)	None
Date of Site Inspection	8 th June 2020
Inspector	Hugh Mannion

1.0 Site Location and Description

1.1. The application site has a stated area of 0.428ha and comprises a semi-detached single storey house with garage, front and rear gardens and front garden car parking accessed from the public road at 24 Weirview Drive, Stillorgan, County Dublin. The area is characterised by relatively low-density residential development and accessed from the Stillorgan Road/N11. The houses on same side of the road in the immediate vicinity of the application site are single storey and on the opposite side of the road there are two storey semidetached with single storey garages to the side.

2.0 Proposed Development

2.1. The proposed development comprises.

- Ground floor rear extension to kitchen dining room, bedroom one, stairs and utility room.
- Attic extension for additional bedroom, en-suite and storage.

All at 24 Weirview Drive, Stillorgan, County Dublin.

3.0 Planning Authority Decision

3.1. Decision – Refuse permission

The proposed development by reason of its form and impact on existing the character and privacy of adjacent property would be overbearing, visually incongruous with the area and create an undesirable precedent for similar developments. The proposed development would unduly impact on the residential and visual amenity of the adjoining properties and contravene the residential zoning objective for the area set out in the County Development Plan.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planner's report recommended refusal for the reason set out in the manager's order.

3.2.2. Other Technical Reports

Drainage Planning Section reported no objection.

4.0 Planning History

None relevant.

5.0 Policy and Context

5.1. The proposed development is located in an area zoned A – “to protect and or improve residential amenity” in the Dun Laoghaire Rathdown County Development Plan 2016-2022.

Section 8.2.3.4 of the County Development Plan states in relation to domestic extensions.

- Ground floor rear extensions will be considered in terms of their length, height, proximity to mutual boundaries and quantum of usable rear private open space remaining.
- Side extensions will be evaluated against proximity to boundaries, size and visual harmony with existing (especially front elevation) and impacts on residential amenity. First floor side extensions built over existing structures and matching existing dwelling design and height will generally be acceptable, though in certain cases a set-back of an extension’s front facade and its roof profile and ridge may be sought to protect amenities, integrate into the streetscape and avoid a ‘terracing’ effect. External finishes shall normally be in harmony with existing.
- Any planning application submitted in relation to extensions shall clearly indicate on all drawings the extent of demolition/wall removal required to facilitate the proposed development and a structural report may be required to determine the integrity of walls/structures to be retained and outline potential impacts on adjoining properties. This requirement should be ascertained at pre-planning stage. A structural report must be submitted in all instances where a basement or new first/upper floor level is proposed within the

envelope of an existing dwelling. Side gable, protruding parapet walls at eaves/gutter level of hip-roofs are not encouraged.

- The proposed construction of new building structures directly onto the boundary with the public realm (including footpaths/open space/roads etc) is not acceptable and it will be required that they are set within the existing boundary on site. The provision of windows (particularly at first floor level) within the side elevation of extensions adjacent to public open space will be encouraged in order to promote passive surveillance.

5.2. **Natural Heritage Designations**

Not relevant

6.0 **The Appeal**

6.1. **Grounds of Appeal**

- The proposed design is intended to give rise to as little visual impact as possible.
- The additional accommodation is needed for the applicant's family and is appropriate in an area well served by public transport and community (including educational) facilities.
- The attic conversion will facilitate working from home.
- The change from hipped roof to gable wall is necessary to accommodate the access stairs to the attic conversion.
- The dormer is maintained on the line of the existing rear wall of the house to minimise overlooking.
- The extension has a reasonable set back from the boundaries.
- The finishes and design generally reflect the adjoining area.
- The proposal will not impact on the residential amenity of adjoining houses.

6.2. **Planning Authority Response**

6.3. The planning authority does not consider that grounds of appeal raise additional matters which would give rise to a change of mind on its behalf.

6.4. **Observations**

6.5. None.

7.0 **Assessment**

7.1. **Impact on property to the sides and rear.**

7.2. The adjoining semi-detached house on the right is 26 Weirview Drive. The planning authority expressed concerns that the proposed rear dormer window would afford views over that property. The proposed dormer window is set back 1.5m from the boundary with the adjoining house at 26 Weirview Drive and is, in essence, a second storey window. I conclude that this separation distance to the boundary is adequate to protect the amenity of the adjoining property. The dormer window is 1.8m off the boundary with 22 Weirview Drive which I consider adequate to protect the amenity of that property.

7.3. A separation distance of 22m between first floor opposing rear windows is regarded as adequate to protect the residential amenity/privacy of residential houses. The rear dormer window is 13.5m off the rear site boundary with the closest house facing onto on Myrtle Grove. I conclude that the separation distance is adequate to protect the amenity of the properties facing Myrtle Grove.

7.4. **Wider Visual Amenity.**

7.5. The planning authority considered that the proposed development would be visually incongruous within the wider area. The applicant makes the point that there is a variety of design in the area.

7.6. The area has a mix of bungalows and two storey houses. The bungalows are detached, and the two storeys are semi-detached with adjoining single storey garages. Numbers 34 and 36 Myrtle Grove, originally bungalows, have dormer windows on the front plane of the roofs facing the street. Number 26 Weirview Drive,

adjoining the application site, has a small balcony with French doors inserted into the roof space and looking onto the street. Number 25 Weirview Drive is a semidetached two storey house on the opposite side of the street with a dormer window in the front plane of the roof. Number 19 Weirview Drive has a first-floor extension over the original single storey garage and two zinc clad dormer windows in the front roof plane. Number 12 Weirview Drive, originally a bungalow, has a large dormer window running for approximately two thirds of the roof length facing the street.

- 7.7. I conclude, therefore, that there is a variety of roof treatments in the immediate area of the application site which allows some latitude to applicants when improving/expanding the accommodation within their dwellings. I note and agree with the applicant's points in relation to improving residential accommodation in areas close to transport links and public services. Additionally, while the new roof line will be 400mm above the ridge height of the existing roof this will be imperceptible when viewed from the public street.
- 7.8. I conclude therefore that the proposed development will not be out of character with the pattern of development in the area in a manner so as to seriously injure the visual or residential amenity of the area or contravene the zoning objective for the area set out in the County Development Plan.
- 7.9. **Amended Drawings**
- 7.10. The applicant submitted amended drawings with the appeal. I do not consider that these amendments are necessary to protect the residential or visual amenity of the area and I conclude that the Board should consider the original plans and particulars as advertised to the public and referenced in the planning authority's decision.
- 7.11. **EIA Screening**
- 7.12. Having regard to the modest scale of the proposed development and its location within an appropriately zoned and serviced area there are no likely significant environmental impacts arising therefrom.

7.13. AA Screening

7.14. Having regard to the modest scale of the proposed development, its location within an appropriately zoned and serviced area and the foreseeable emissions therefrom I am satisfied that no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

8.1. I recommend that planning permission be granted.

9.0 Reasons and Considerations

The proposed development comprises a modest domestic extension to an existing residential use in an area zoned for residential development in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022. Having regard to the pattern of roof level extensions in the area and to the scale of the proposed development it is considered that the proposed development would not seriously injure the residential amenity of adjoining property or the visual amenity of the wider area and would, otherwise, accord with the zoning objective for the area set out in the County Development Plan and with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>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 details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>
3.	<p>Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to and agreed in writing with the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>Site development and building works shall be carried only out between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Hugh Mannion
Senior Planning Inspector

10th June 2020