



An  
Bord  
Pleanála

## Inspector's Report

### ABP-307967-20

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<b>Development</b>	Domestic Dwelling Alterations and Refurbishments
<b>Location</b>	Retention of existing bay window, permission for an extension, and alterations to existing balcony at 2 Primrose Lane, Lucan, Co. Dublin.
<b>Planning Authority</b>	Kildare County Council
<b>Planning Authority Reg. Ref.</b>	20554
<b>Applicant(s)</b>	Sean and Mairead Reidy
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant with Conditions
<b>Type of Appeal</b>	First Party Vs Condition
<b>Appellant(s)</b>	Sean and Mairead Reidy
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	5 <sup>th</sup> of November 2020.
<b>Inspector</b>	Caryn Coogan

## **1.0 Site Location and Description**

- 1.1. No. 2 Primrose Hill, Lucan is a two-storey semi-detached dwelling in a short row of similar dwellings.
- 1.2. There is an existing balcony to the front of the dwelling at first floor level.

## **2.0 Proposed Development**

- 2.1. The development consists of the following:
  - (i) Retention of the existing bay window extension to the front of the study at ground floor level
  - (ii) Permission for an extension to the front of the existing bedroom to provide an enlarged bedroom and associated alterations to the existing balcony at first floor level
  - (iii) Relocation of existing solar panels on the new hipped roof over extended bedroom No. 3

## **3.0 Planning Authority Decision**

### **3.1. Decision**

The planning authority granted planning permission for the development.

1(c) the proposed balcony access door in bedroom 3 shall be omitted and replaced with a suitability sized window which shall not be the full length. Revised Drawings shall be submitted to the planning authority showing such revisions to the window and shall be implemented in full on site. No access to the balcony shall be permitted other than maintenance purposes.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

Summary of the assessment is as follows:

- The extension is permitted in principle under the provisions of the zoning.
- The bay window does not project beyond the front building line
- The extension of the bedroom and relocation of solar panels is acceptable. is terms of visual amenity.
- A condition is recommended to prevent access onto the balcony off Bedroom No. 3 and a window should be provided instead of a door. This is to protect the residential amenities of the residents at No. 3 Primrose Lane.
- No issue with ACA
- No issue with drainage

### 3.3. **Prescribed Bodies**

There were no statutory referrals required.

### 3.4. **Third Party Observations**

There were no third-party submissions.

## 4.0 **Planning History**

There is no relevant planning history.

## 5.0 **Policy Context**

### 5.1. **Development Plan**

The subject site is zoned **RES** *To protect and/or improve residential amenity.*

### 5.2. **Natural Heritage Designations**

The site is not located within any designated site or connected to any Natura 2000 site. The site is a brownfield site in a serviced urban area.

### 5.3. EIA Screening

Having regard to the planning history of the site, the brownfield nature of the subject site, together with the scale of the proposed development, there is no real likelihood of significant effects on the environment arising from the proposed development.

The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

This appeal relates to condition 1 (c) only.

- The access to the balcony from Bedroom No. 3 was in the original design and build of the dwelling. No. 4 Primrose Lane is the original house, similar to No.s 1 and 3, and it still has the balcony with an access door from the bedroom. There are photographs accompanying the appeal showing the original balcony design and doorway.
- The proposed door from Bedroom 3 onto the balcony is located on the front (west) facing wall of bedroom and not along the southern elevation as stated in the Planner's Report on file. The south facing wall of No. 2 Primrose Lane is blank at first floor level as is the north facing wall of No. 3 Primrose Lane.
- Bedroom 3 is to be extended towards the front of the house therefore the remaining balcony will be away from the existing window to the bedroom of the neighbouring dwelling.
- The floor deck level to No. 2 Primrose Lane is 500mm lower than the neighbouring floor deck at No. 3 Primrose Lane.
- The low level metal balustrade railing along the side elevation will be replaced with a new 1950mm high balustrade with obscured glazing to screen off the balcony.

- There will be no negative impact to the residential amenities of No. 3 by way of overlooking or noise. The Board is requested to remove condition 1(c) to enable the applicants to reinstate the door.

## 7.0 **Assessment**

- 7.1. The proposed development involves minor alterations to a two-storey dwelling in an urban setting within Lucan. The current zoning objective for the area is Residential, and the principle of the proposal is acceptable, and in my opinion, the proposal does not require to be re-examined de novo. I will examine the section of condition 1 that is under appeal.
- 7.2. The section of the condition 1(c) relates to a proposed doorway off Bedroom 3 on the first floor of the dwelling leading out onto a small balcony. The condition requires the doorway be omitted and a window be installed instead. The balcony is to the front and side of No. 2 Primrose Lane.
- 7.3. The Board should be aware a doorway off Bedroom 3 onto a balcony positioned to the front of the dwelling, was an original feature of the dwelling. Therefore, the proposed development is merely reinstating an original feature. No. 4 Primrose Lane has this original feature still intact as I noted from my inspection.
- 7.4. Under the current proposal, Bedroom 3 will be extended, reducing the area of the balcony. It also brings the building line on the first floor forward of the building line on the contiguous site. The doorway will not face the neighbouring dwelling, it will face the public road (western elevation).
- 7.5. I do not believe the neighbouring residential amenities are compromised by the proposed development in terms of loss of privacy or noise.
- 7.6. There were no third-party submissions from the adjoining neighbours who also have an opposing balcony feature to the front of their dwelling.

### **Appropriate Assessment**

- 7.7. Having regard to the small nature and scale of the proposed development, alterations to an existing dwelling in a built up part of Lucan, which is located in a built up serviced urban area of the Greater Dublin Area, and separation distance to the nearest European site, 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 the conservation objectives of any European site

## 8.0 Recommendation

8.1. I recommend Condition 1 (c) be omitted.

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Caryn Coogan  
Planning Inspector

12<sup>th</sup> of November 2020