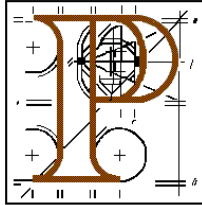


## An Bord Pleanála



### Inspector's Report

**Development:** The conversion of the attic for storage purposes (non-habitable use) including construction of an attic dormer window to the rear of the dwelling, removal of chimney stack, internal alterations and all ancillary site works at 16 Willington Green, Templeogue, Dublin 6W

### Planning Application

Planning Authority: South Dublin County Council  
Planning Authority Reg. SD15B/0218  
Applicants: Gary & Jennifer Conway  
Type of Application: Permission  
Planning Authority Decision: Grant Permission

### Planning Appeal

Appellant(s): Sean Connell  
Type of Appeal: 3<sup>rd</sup> Party  
Observers: None  
  
**Date of Site Inspection: 09/11/2015**  
**Inspector: Caryn Coogan**

## **1.0 SITE LOCATION AND DESCRIPTION**

1.1 No. 16 Willington Green is a two storey semi-detached detached within a suburban estate in Templeogue. The house is an end of row dwelling, with a link road forming the eastern site boundary to houses along Willington Avenue. The subject site is back-to back with the appellant's dwelling 28 Willingtown Avenue.

## **2.0 PROPOSED DEVELOPMENT**

2.1 The proposed development consists of an attic conversion of the two storey semi-detached dwelling, to create 26sq.m. additional storage space and the dormer window in the roof to the rear of the dwelling. The existing dwelling is 186.48sq.m. on a site which is 0.0381sq.m.

## **3.0 SUBMISSIONS RECEIVED**

A third party to the proposal cited the following concerns:

- Severe overlooking of 28 Willington Avenue

## **4.0 TECHNICAL REPORTS**

### Planner's Report

The Planner's report generally reflects the decision of the Planning Authority.

## **5.0 PLANNING AUTHORITY'S DECISION**

Permission **GRANTED** by the planning authority subject to 7No. conditions.

5. The attic space shall be used as storage non-habitable space only.

## **6.0 APPEAL GROUNDS**

Mr Sean Carroll who resides in the two storey dwelling that backs onto the subject site appealed the decision of the planning authority to grant permission on the basis that his house will be severely overlooked by the conversion. If the attic conversion is for 'storage purposes' there is no need to have the dormer windows installed. Due to the close proximity of the applicant's dwelling to his property, there will be a serious loss of privacy, and it will have a negative impact on his home. It will also have a negative impact on the market value of his house. Velux windows would be more appropriate for use as storage space.

## **7.0 RESPONSES**

7.1 The planning authority supports its decision to grant permission.

## **8.0 PLANNING HISTORY**

There appears to be no relevant planning history in the area.

## **9.0 DEVELOPMENT PLAN**

### **South Dublin County Development Plan 2010-2016**

The subject site is zoned A – *To protect and/or improve Residential Amenity.*

#### **Policy H16: Extensions to Dwelling Houses**

It is the policy of the council to support extensions of existing houses in principle subject to safeguards contained within the Plan and within the House Extension Design Guide contained in Appendix 5

#### **Appendix 5 Extensions to Dwellings**

## **10.0 ASSESSMENT**

10.1 Having inspected the site and noted the relationship between the applicant's dwelling and the appellants dwelling, which are back to back semi-detached units, I consider the third party concerns expressed on appeal to be valid.

10.2 No. 16 Willington Green is an end dwelling that has been extensively extended to the side and rear, creating a total floor area of 186sq.m. and a 5No. bedroomed dwelling with ample living accommodation on the ground floor. It is stated the creation of a second floor within the attic space is for storage purposes only (26sq.m.). I noted there is a window at second floor level as viewed from the front elevation, and I had no access to the dwelling during my inspection to establish if the window at second floor level would imply there is an existing attic conversion on site.

10.3 There are two dormer windows proposed to the rear of the dwelling within a substantial projection out of the roof. I consider this a very elaborate window feature for the proposed 'storage space only'. I accept the planning authority did impose a condition stating the room would be for storage non-habitable use only. However given the design and scale of the proposed projecting

window this condition affords little or no comfort to the appellant's concerns and perception of overlooking and loss of privacy.

- 10.3 Given the height of the proposed dormer window box, and the proximity of the neighbouring dwelling to the rear and the relationship between the two properties, I consider the proposed dormer windows to be an unnecessary feature and will seriously injure the residential amenities of the adjoining properties by reason of loss of privacy and overlooking.
- 10.4 During my inspection I did note a similar dormer window in the general vicinity of the subject site. However, I do not believe this is a precedent for the proposed development as there appears to be no relevant planning history for similar attic conversions in the area.
- 10.5 The appellant has stated on appeal he would accept a velux window instead of the proposed projecting dormer windows, and I believe this is a reasonable compromise that will satisfy both parties. It will negate the perceived oppressive overlooking from the property, and allow of storage use of the attic conversion only. There are a number of velux windows within the neighbouring roofscape that do not appear to be invasive of neighbouring privacy as noted from my site inspection.

## **11.0 RECOMMENDATION**

I recommend the planning authority's decision to grant be upheld subject to revised conditions.

## **REASONS AND CONSIDERATIONS**

Having regard to the provisions of the South Dublin County Development Plan 2010-2016, to the nature, form, scale and design of the proposed development relative to the existing dwelling and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not conflict with the provisions of the said Development Plan, would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance 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 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.

**Reason:** In the interest of clarity.

2. The proposed dormer windows to the rear of the dwelling shall be omitted from the development, and be replaced by two velux windows only. Prior to the commencement of the development revised drawings shall be submitted to and agreed in writing with the planning authority illustrating full compliance with this condition.

**Reason:** In the interest of residential amenity and privacy.

3. The proposed attic space shall be for **storage purposes** only.

**Reason:** In the interest of residential amenity and privacy.

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**Caryn Coogan**

**Planning Inspector**

**7<sup>th</sup> of December 2015**