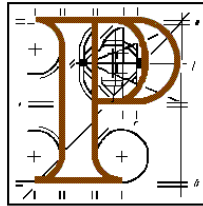


## An Bord Pleanála



## Inspectors Report

**Development:** Attic conversion to habitable room with flat roof dormer to rear at attic level, a velux roof windows to front at attic level, extended gable to side and revised roof profile at 9 Mount Prospect Grove, Clontarf, Dublin 3

### Planning Application

Planning Authority: Dublin City Council  
Planning Authority Reg. Ref. 3549/15  
Applicant: Cathal O'Connor & Niamh Dalton  
Type of Application: Permission  
Planning Authority Decision: Refuse

### Planning Appeal

Appellant(s): Cathal O'Connor & Niamh Dalton

Observers: None

Type of Appeal: First Party  
Date of Site Inspection: 28/01/16

**Inspector:** Gillian Kane

## **1.0.0 SITE LOCATION AND DESCRIPTION**

- 1.0.1 The subject site is located on the eastern side of the residential cul-de-sac Mount Prospect Grove, approx. 6km north of the city centre, in the north Dublin suburb of Clontarf.
- 1.0.2 A central green open space is surrounded on three sides by terraces of two storey dwellings. The mostly red brick dwellings with bay windows share similar features, enough to create a sense of place but not so much that houses are identical. The subject dwelling lies at the northern end of a terrace and has bay windows and a hipped roof profile. The dwelling to the immediate north has extended at attic level with a dormer on the southern roof elevation. A number of the dwellings have converted at attic level, with velux and dormer windows visible from the rear. A single example of a velux on the front elevation (no. 21) can be seen to the south of the subject site.
- 1.0.3 Photographs and maps in Appendix 1 serve to describe the site and location in further detail.

## **2.0.0 PROPOSED DEVELOPMENT**

- 2.0.1 Permission was sought for an attic conversion comprising a habitable room with flat roof dormer to the rear, velux window on front roof elevation and revised roof profile including an extended gable to side.
- 2.0.2 Total site area is 305.m. with 21sq.m. new floor area proposed, and 136.m. to be retained. Proposed new floor area total 157sq.m. The application form states that this results in a plot ratio of 0.51 and a site coverage of 26.3%.
- 2.0.3 The application was accompanied by photographs of properties with attic conversions.

## **3.0.0 PLANNING HISTORY**

- 3.0.1 DCC Reg. Ref. **6155/07** Permission granted for part 2 part single storey extension to rear.
- 3.0.2 DCC Reg. Ref. **2617/08** Permission granted for increase of permitted ground floor extension by 1.8m in length.

#### **4.0.0 PLANNING AUTHORITY DECISION**

##### **4.1.0 Planning and Technical Reports**

4.1.1 **Drainage Division Engineering Dept:** No objection subject to developer complying with the Dublin Regional Code of Practice for Drainage Works. All private drains drain fittings such as downpipes, gullies, manholes, Armstrong junctions etc. to be located within the final site boundary. Private drains should not pass through property they do not serve.

4.1.2 **Planning Report:** Development plan requires that extensions be respect existing dwelling, usually achieved by being subordinate to the main dwelling. Proposed development represents an incongruous form of development which would set a poor precedent. No other examples of such amendments to terrace roofscapes. Proposed ormer should be further set back with a smaller ope and front roof lights should be omitted. Recommendation to refuse permission.

##### **4.2.0 Planning Authority Decision**

4.2.1 By order dated 29/10/2015 a notification of intent to REFUSE permission was issued. The single reason for refusal referred to section 17.9.8 of the development plan, states that the change from a hipped to a gabled roof profile would be incongruous and uncoordinated development which would undermine the character of the dwelling and the terrace. The proposed development was stated to be contrary to the provisions of the development plan and contrary to the proper planning and sustainable development of the area.

#### **5.0.0 GROUNDS OF APPEAL**

5.0.1 The first party appellant notes that there are no issues with regard access to sunlight and daylight, overlooking, private open space and drainage. Regarding the planners request that the proposed dormer be set back, the appellant notes that the dormer opening can be moved 10in. from the boundary and reduce the size of the proposed window to match that at first floor level. The proposed roof lights on the front elevation can be omitted as suggested.

5.0.2 With regard to precedent, the applicant notes that permission has been granted for similar roof profiles at no. 18 (reg. ref. 5311/08), no 40 (reg. ref 5311/06), no. 11 (reg. ref. 1487/03) and no. 56 (reg. ref. 3391/05). Dormer extensions on the gable are visible at no. 8 and no. 21Mt Prospect Grove. It is submitted that the full gable is

the most attractive of the three options. The Board is requested to grant permission.

## **6.0.0 RESPONSES**

### **6.1.0 Planning Authority Response**

6.1.1 No further comment. Planners report on file adequately deals with the proposal.

### **6.2.0 Observations**

6.2.1 None on file.

## **7.0.0 POLICY CONTEXT**

### **7.1.0 DUBLIN CITY DEVELOPMENT PLAN 2011 - 2017**

7.1.1 The subject site is zoned "Z1" in the Dublin city development plan, with the stated objective "to protect, provide for and improve residential amenities" ('Z1' – Sustainable Neighbourhood Residential Zoning).

7.1.2 **Section 17.9.8 Extensions and Alterations to Dwellings.** The design of residential extensions should have regard to the amenities of adjoining properties and in particular the need for light and privacy. In addition, the form of the existing building should be followed as closely as possible, and the development should integrate with the existing building through the use of similar finishes and windows. Applications for planning permission to extend dwellings will be granted provided that the proposed development:

- Has no adverse impact on the scale and character of the dwelling.
- Has no unacceptable effect on the amenities enjoyed by the occupants of adjacent buildings in terms of privacy and access to daylight and sunlight.

7.1.3 **Appendix 25** of the development plan outlines the Council's policies on Residential Extensions. **Section 11** refers to roof extensions, stating: The roofline of a building is one of its most dominant features and it is important that any proposal to change the shape, pitch, cladding or ornament of a roof is carefully considered. If not treated sympathetically, dormer extensions can cause problems for immediate neighbours and in the way a street is viewed as a whole. When extending in the roof, the following principles should be observed:

- The design of the dormer should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building.
- Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the original roof to remain visible.
- Any new window should relate to the shape, size, position and design of the existing doors and windows on the lower floors.
- Roof materials should be covered in materials that match or complement the main building.
- Dormer windows should be set back from the eaves level to minimise their visual impact and reduce the potential for overlooking of adjoining properties.

## **8.0.0 ASSESSMENT**

8.0.1 On reading of all documentation submitted with the appeal, I consider the issues to be:

- Principle of the development
- Appropriate Assessment

### **8.1.0 Principle of the Development**

8.1.1 The proposed development refers to the extension of a dwelling located in an area zoned to protect, improve and provide for residential amenity.

8.1.2 The subject dwelling lies at the northern end of a terrace of 6 no. of similar dwellings. At the southern end of the terrace the existing roof profile is retained. To the immediate north of the subject site, a dormer extension at roof level has been constructed on the gable end. There is a degree of uniformity of roof profiles within the wider square but it is not so predominate that it should dictate the treatment of all interventions at roof level. Nor are the roof profiles of the area of such merit that they should be retained in totality. The proposed gable roof is considered to be more sympathetic to the original roof profile and provides less of an impact than the other examples of dormer gable extensions.

8.1.3 The proposed dormer window to the rear will not cause overlooking of the adjoining properties nor those to the east. I see no reason why the dormer window should be reduced in size or moved from the site boundary. The dormer extension will only be visible from the rear of the immediate dwellings – many of which already have accommodation at roof level. Regarding section 11 of the development plan which advises that any new window should

relate to the shape, size, position and design of the existing doors and windows on the lower floors, it is considered that in this instance the difference in size between the existing and the proposed window is not material or significant.

8.1.4 The insertion of a velux roof window on the front elevation of the roof profile only appears once in the wider residential area – to the south of the subject site, at no. 21. The impact of same is negligible. The proposed window is relatively small in the context of the entire roof and does not detract from the roof or the front elevation to an undue degree.

8.1.5 The proposed development at attic level is considered acceptable. The proposed development will not injure the residential amenities of the subject or surrounding dwellings and is in accordance with the proper planning and sustainable development of the area.

## **8.2.0 Appropriate Assessment**

8.2.1 Having regard to the nature and scale of the proposed development and / or the nature of the receiving environment, and / or proximity to the nearest European site, no appropriate assessment issues arise and it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects, on a European site.

## **9.0.0 RECOMMENDATION**

I have read the submissions on file, visited the site, and have had due regard to the provisions of the Dublin City Development Plan 2011 - 2017, the planning history on the subject and adjoining sites and all other matters arising. It is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the development plan, would not injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area. I recommend permission be GRANTED subject to the following conditions:

## **10.0.0 REASONS AND CONSIDERATIONS**

10.1.0 Having regard to the zoning objectives for the area and pattern of development in area, it is considered that subject to compliance with the conditions set out below, the proposed development

would not seriously injure the amenities of the area or property in the vicinity and would be acceptable in terms of traffic safety, public health and convenience. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

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

**Reason:** In the interest of public health and to ensure a proper standard of development.

3. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay rubble or other debris on adjoining roads during the course of the works.

**Reason:** In the interest of residential amenity

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**Gillian Kane**  
**Planning Inspector**  
**28/01/16**