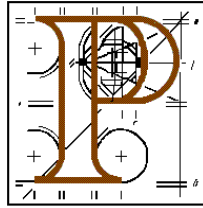


An Bord Pleanála



Inspector's Report

Appeal Reference No. **PL29N.245841**

Development: Attic conversion to second floor to provide one habitable bedroom with en-suite bathroom, change of roof design and dormer to rear at 19 Montrose Crescent, Artane, Dublin 5.

Planning Application

Planning Authority: Dublin City Council

Planning Authority Reg. Ref.: 3644/15

Applicant: Elizabeth Leonard

Planning Authority Decision: Refuse

Planning Appeal

Appellant(s): Elizabeth Leonard

Type of Appeal: 1st Party

Observers: None

Date of Site Inspection: 01/03/2016

Inspector: **L. Dockery**

1.0 SITE LOCATION AND DESCRIPTION

1.1 The subject site, which has a stated area of approximately 215 square metres, is located on the southern side of Montrose Crescent, Artane, Dublin 5. It is a two-storey, semi-detached property. It is noted that there are a number of varying roof types within the immediate vicinity of the site.

1.2 The floor area of the dwelling as existing is stated as being approximately 93 square metres.

2.0 PROPOSED DEVELOPMENT

2.1 The proposed development comprises

- attic conversion to second floor to provide one habitable room bedroom with en-suite bathroom
- Change to roof design
- Dormer to rear

2.2 The stated area of the additional space is 29 square metres. The proposed dormer has a depth of 3.5 metres and is constructed from just below the existing roof pitch. It extends 4.8 meters along the rear roofslope. The change in roof profile is such that the hipped roof is being replaced with a gable roof.

3.0 PLANNING AUTHORITY'S DECISION

Permission REFUSED, for one reason as follows:

1. It is considered that the proposed conversion of a hipped roof to a gable end roof profile would undermine the character of the dwelling and the streetscape. In addition, the proposed rear dormer due to its length, which is dependent on the side roof extension would result in an over scaled and imbalanced form of development on the dwelling's rear elevation. The proposed development would,

therefore, be contrary to the provision of Section 17.9.8 and Section 11 of Appendix 25 of the Dublin City Development Plan 2011-2017 and, as such, would be contrary to the proper planning and sustainable development of the area.

4.0 TECHNICAL REPORTS

Planner's Report

The Planner's Report reflects the decision of the Planning Authority

Engineering Department- Drainage Division

No objections, subject to conditions

5.0 APPEAL GROUNDS

5.1 The grounds of the first party appeal may be summarised as follows:

- Outlines examples of other properties that have varying roof profiles
- Refers to PL29N.235382
- Inconsistent roof profile in the vicinity and changing streetscape character
- Genuine need for such extensions of family home- needed to accommodate stairs and access to habitable room
- Similar to those previously permitted
- Setbacks from neighbouring property can be achieved; it can be centrally located and its width can be reduced- window pattern can be changed to reflect existing properties- these changes would make proposal more balanced and less over scaled
- Decision inconsistent with what has been built in the area

- Considers full gable end conversion more aesthetically pleasing than partial gable end conversion
- Submits examples of permissions granted for similar type developments in the vicinity

6.0 RESPONSES

6.1 None

7.0 OBSERVATIONS

7.1 None

8.0 PLANNING HISTORY

3801/15

Permission GRANTED to 19 and 21 Montrose Crescent for separate driveways for vehicular access

9.0 DEVELOPMENT PLAN

The Dublin City Development Plan 2011-2017 is the operative County Development Plan for the area.

Zoning

The site is located within 'Zone 1' the objective for which is "to protect, provide and improve residential amenities".

Section 17.9 Standards for Residential Accommodation

Section 17.9.8 Extensions and Alterations to Dwellings

Appendix 25 Guidelines for Residential Extensions

10.0 ASSESSMENT

10.0.1 I have examined all the documentation before me, including the Planner's Report of the Planning Authority, the appeal submission and responses and have visited the site and its environs.

10.0.2 In my mind, the main issues relating to this appeal are

- Principle of proposed development
- Impacts on amenity of area
- Other issues

10.1 PRINCIPLE OF PROPOSED DEVELOPMENT

10.1.1 The subject site is located within 'Zone 1' of the operative City Development Plan, which seeks to 'to protect, provide and improve residential amenities'. This objective is considered reasonable. The proposed development provides for the construction of a dormer extension and alterations to roof profile to an existing dwelling. I note that similar type extensions have been constructed to other properties in the vicinity and therefore a precedent for same could be considered to exist. I consider the alterations and extensions to an existing dwelling house to be acceptable in principle and generally in compliance with the zoning objective for the area.

10.2 IMPACTS ON AMENITY

10.2.1 This is the main issue of concern, namely the impacts on the residential amenity of the area. I note that the property forms one half of a pair of semi-detached properties. Both properties have hipped roofs at the present time. The proposal is essentially to change the roof profile from hipped to gable ended with window at second floor level in the new gable elevation. The proposal also includes for a flat roof dormer on the rear roofslope.

10.2.2 I note that similar type alterations have been carried out to No. 70 Montrose Crescent permitted by the planning authority under Reg. Ref. 2712/06. I also note that there are a number of differing roof profiles in the vicinity, although hipped roofs predominate. Having regard to all of the above, I consider that the alterations to the roof profile would not be so detrimental to the amenity of the area or character of the street as to warrant a refusal of permission. I consider that the proposed window in the side gable elevation should be comprised of obscure glazing, so as to avoid any issues of overlooking, perceived or otherwise, of the adjoining properties. The proposed alterations to roof profile will allow the residents create additional floorspace at attic level, thereby increasing their enjoyment of the property. I consider that this can be achieved without undue detriment to the character or amenity of the street.

10.2.3 With regards the proposed dormer on the rear roofslope, I consider that its size and scale is such that it is somewhat excessive in its current form. However I do consider that the roofslope, as amended, has the capacity to accommodate a scaled down version without detriment to the amenities of the area. I refer to Section 17.9.8 and Appendix 25 of the City Development Plan in this instance. I consider that if the Bord is disposed towards a grant of permission, the rear dormer should be reduced in scale insofar as it does not constitute more than 50% of the width of the existing rear roofplane; it should not exceed the height of the ridgeline and should be centred as much as possible on the rear roof plane. In addition, it should be set at least 500mm off the party boundary and its opes should be fitted with opaque glazing to at least 1.8m above finished floor level. In addition, all elevations; fascias/soffits; rainwater goods, window frame glazing bars should be finished in a dark colour so as to blend with the existing roof.

10.3 OTHER ISSUES

10.3.1 The subject site is located in an established residential area and is not located adjacent to nor in close proximity to any European sites, as defined in Section 177R of the Habitats Directive. 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 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.

11.0 CONCLUSIONS AND RECOMMENDATIONS

11.1 The proposed works are therefore considered acceptable and consistent with the proper planning and sustainable development of the area. I recommend that the decision of the planning authority be OVERTURNED and that permission be GRANTED for the said works, subject to the conditions outlined below.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the provisions of the Dublin City Development Plan 2011-2017 and to the nature, form, scale and design of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential or visual amenities of the area, would not lead to the depreciation of property values and would integrate well with other properties in the vicinity. 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 development shall be amended such that:
 - a) The rear dormer shall be reduced in scale insofar as it does not constitute more than 50% of the width of the existing rear roofplane; shall not exceed the height of the ridgeline; shall be centred as much as possible on the rear roof plane; shall be set at least 500mm off the party boundary; and its opening shall be fitted with opaque glazing to at least 1.8m above finished floor level
 - b) All elevations; fascias/soffits; rainwater goods, window frame glazing bars shall be finished in a dark colour so as to blend with the existing roof
 - c) The proposed window in gable elevation at second floor level shall be permanently comprised of obscure glazing
 - d) The rear dormer shall not accommodate solar panels whether or not they would be exempted development under the Planning & Development Act 2000 (as amended)

Revised drawings shall be submitted to the planning authority, for their written agreement, prior to the commencement of any works on site

REASON: In the interests of visual and residential amenity

3. 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.

4. The entire dwelling shall be used as a single residential unit

REASON: In the interests of clarity

5. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

REASON: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

6. Site development and building works shall be carried only out between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

REASON: In order to safeguard the amenities of property in the vicinity.

7. The external finishes of the proposed extensions including roof tiles/slates shall be the same as those of the existing dwelling in respect of colour and texture.

REASON: In the interest of visual amenity.

L. Dockery

Planning Inspector

02nd March 2016