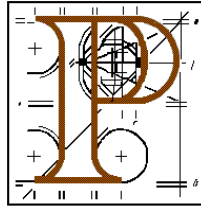


## An Bord Pleanála



### Inspector's Report

**Appeal Reference No.**      **PL29N.245878**

**Development:**                      New gable wall with half hip roof to the side of house and a proposed dormer attic roof to rear of existing house roof at 38 Grangemore Avenue, Donoghmede, Dublin 13.

#### Planning Application

Planning Authority:                      Dublin City Council

Planning Authority Reg. Ref.:              3694/15

Applicant:                                      Philip and Emma Dargan

Planning Authority Decision:              Grant

#### Planning Appeal

Appellant(s):                                      Philip and Emma Dargan

Type of Appeal:                                      1<sup>st</sup> 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 195 square metres, is located on the northern side of Grangemore Avenue, Donaghmede, Dublin 13. It is a two-storey, semi-detached property. A dwelling has been constructed in the side garden area of this property. Properties of varying styles are evident in the vicinity of the site.
- 1.2 The floor area of the dwelling as existing is stated as being approximately 92 square metres.

## **2.0 PROPOSED DEVELOPMENT**

- 2.1 The proposed development, as per the submitted public notices, comprises a proposed new gable wall with half hip to the side of the existing house and a proposed dormer attic roof to the rear of the existing house roof creating attic storage space and a proposed velux to the front of the existing house roof and all ancillary works at No. 38 Donaghmede, Dublin 13.
- 2.2 The stated area of the additional storage space is 27.5 square metres. The proposed dormer has a stated depth of 4.026 metres and is constructed out from the existing roof pitch. It extends 3.5 meters along the rear roofslope.

## **3.0 PLANNING AUTHORITY'S DECISION**

Permission GRANTED, subject to 7 conditions.

- 3.1 Condition No. 2 states:

The development shall be amended such that:

- a) The proposed roof extension and front rooflight shall be omitted
- b) The rear dormer shall 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

- c) 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
- 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)

Reason: In the interests of visual and residential amenity

### 3.2 Condition No. 3 states:

The attic space hereby approved shall only be used for storage

Reason: In the interest of maintaining an adequate standard of residential amenity

## 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:

- Appeal against Condition No. 2
- Not possible to get head height without this extension to side to construct stairs- stairs are directly under that section
- Numerous different types of roofs on roadway- images included of some examples
- Half hipped roof was proposed so that there would be a slight hip that same angle as other houses similar to theirs

## **6.0 RESPONSES**

6.1 A response was received from the planning authority in which no new issues were raised

## **7.0 OBSERVATIONS**

7.1 None

## **8.0 PLANNING HISTORY**

No recent history

3708/99

Permission GRANTED for two-storey house to side

## **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. This is an appeal against Condition No. 2 of the decision to grant permission, which issued from the planning authority. In this regard, I consider it is appropriate that the appeal should be confined to Condition No. 2 only and I am satisfied that the determination by the Board of this application as if it had been made to it in the first instance would not be warranted and that it would be appropriate to use the provisions of Section 139 of the 2000 Act in this case.

10.0.2 I refer the Board to the typing error with regards the numbering of Condition No. 2 in the decision which issued from the Planning Authority.

10.0.3 Condition No. 2 states:

The development shall be amended such that:

- a) The proposed roof extension and front rooflight shall be omitted
- b) The rear dormer shall 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

- c) 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
- 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)

Reason: In the interests of visual and residential amenity

10.0.4 I consider that Condition No. 3 is intrinsically linked which states that the attic space hereby approved shall only be used for storage.

10.0.5 With regards Condition No. 2(a), I would not have issue with the proposed velux rooflight to front roofslope considering its relatively modest size. It would allow additional light into this space and I consider that if permitted it would not detract from the character or amenity of the streetscape at this location. With regards the proposed alterations to roof profile, namely the changing of a hipped roof to a half-shipped 'dutch' style roof, I also consider it acceptable. I note that this property forms one-half of a paired of semi-detached dwellings. I acknowledge that there are differing roof types in the vicinity, but the majority are hipped in profile. I also note that the attic space is to be used for storage purposes only so question whether such a full stairs is necessary. However, I consider that the impact of the proposed alterations to roof profile on both the character and amenity of the streetscape would not be so great as to warrant a refusal of permission. This is an established residential area with dwellings of varying styles and designs evident. I note that the floor area of the subject dwelling is relatively restricted and the additional space at attic level would increase the amenity of the occupiers of the dwelling, without detriment to the character and amenity of the streetscape.

10.0.6 Condition No. 2(b) sets various restrictions with regards the size, scale and location of the proposed rear dormer. I consider that the dormer as proposed in the submitted drawings is excessive in scale and if

permitted would set an undesirable precedent for further similar dormers in the vicinity. I consider that the reduction in scale as contained within Condition No. 2(b) is reasonable and recommend that if the Bord is disposed towards a grant of permission, that similar type restrictions be attached to any such Order.

10.0.7 Condition No. 2(c) specifies that 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. I consider this to be reasonable and recommend that if the Bord is disposed towards a grant of permission, that a similar type condition be attached

10.0.8 Condition No. 2(d) stipulates that the rear dormer shall not accommodate solar panels whether or not they would be exempted development under the Planning & Development Act 2000 (as amended). This is again considered reasonable.

## **11.0 CONCLUSIONS AND RECOMMENDATIONS**

11.1 Having regard to the nature of the conditions the subject of the appeal and based on the reasons and considerations set out below, I am satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and recommend that the said Council be directed under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND Condition No. 2 so that it shall be as follows for the reason and considerations set out:

## **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**

### Condition No. 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 rear dormer shall not accommodate solar panels whether or not they would be exempted development under the Planning & Development Act 2000 (as amended)

Reason: In the interests of visual and residential amenity



L. Dockery

Planning Inspector

02<sup>nd</sup> March 2016