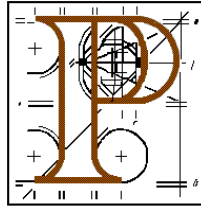


An Bord Pleanála



Inspector's Report

Appeal Reference No. PL21.246095

Development: Proposed renovations and extension to front and rear of existing house and associated site works at 26 Raghly, Co. Sligo

Planning Application

Planning Authority: Sligo County Council
Planning Authority Reg. Ref.: 15/386
Applicant: Jerry and Claire Butcher
Planning Authority Decision: Refuse

Planning Appeal

Appellant(s): Jerry and Claire Butcher
Type of Appeal: 1st Party
Observers: None
Date of Site Inspection: 30/03/2016
Inspector: L. Dockery

1.0 SITE LOCATION AND DESCRIPTION

1.1 The subject site, which has a stated area of 0.16 hectares, is located in the townland of Raghly, Co. Sligo, on the northern side of the peninsula. This is a very scenic, rural location. The site contains a detached, two-storey farmhouse with a number of outbuildings, set well back from the roadway. The roadside planting is such that the existing property is not unduly visible from the roadway. There are a number of properties in the vicinity of the site.

2.0 PROPOSED DEVELOPMENT

2.1 The proposed development, as per the submitted public notices, comprises the proposed renovation of, and extensions to front and rear of existing detached dwelling; decommissioning of existing septic tank system and its replacement with a proposed new on-site waste water treatment system and associated site works.

2.2 The stated floor area of the proposed new build is approximately 94 square metres.

3.0 PLANNING AUTHORITY'S DECISION

Permission REFUSED for one no. reason as follows:

1. It is considered that the proposed development would be out of character with the design attributes of its host dwelling house by way of the significant projection of the proposed extension forward from the front building line of the dwelling. The proposed development would have an adverse impact on the character of the host dwelling, would be visually obtrusive and would set an undesirable precedent for similar type developments at this sensitive coastal location. Accordingly, the proposed development would be contrary to Section 12.3.19 of the County Development

Plan and 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.

A Stage 1 Screening Assessment was undertaken which concludes that it is considered that by virtue of its nature, size, scale and particulars, the project does not have any significant effects on Natura 2000 sites.

Environmental Services

No objections, subject to conditions

Heritage Office

No objection

Area Engineer

Grant permission, subject to approval of other departments

5.0 APPEAL GROUNDS

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

- Outlines details of pre-planning consultations
- Proposal set back from existing street edge- would enhance townscape- proposal was an interpretation of fishing/timber boat theme and sought to integrate with Raghly's established identity
- Proposal has simple pallet of materials and is distinct to the dwelling

- Believes proposal to be in keeping with Raghly and considers that it would not set an undesirable precedent for similar type development at this sensitive coastal location
- Not visible on entering or approaching Raghly- utilises an existing bend in site, substantially screening it from view by virtue of existing hedgerow
- Existing entrance porch being retained as the primary point of entry to the house
- Proposal in compliance with policies of operative County Development Plan
- Proposal does not impinge in any significant way on the integrity or distinctiveness of the unique visual character of the area when viewed from the surroundings
- Proposal subordinate to main dwelling
- No overshadowing or overlooking of adjacent properties
- Careful site assessment and Screening Report prepared
- Existing house is not fit for purpose-outlines deficits
- Undue reverence is being given to the existing house- in desperate need of architectural intervention
- Not listed as a Protected Structure- proposal adheres to conservation principals- all but a single lower window and associated cill would have remained intact- existing façade could still be appreciated
- Proposal is distinct to the existing house, while subtly reading with the existing facades

- There are other two-storey properties in the vicinity- proposal would not have an adverse impact on the character of the existing house
- Outlines precedents that had third party submissions- no third party observations in current file

6.0 RESPONSES

6.1 A response was received from the planning authority, which may be summarised as follows:

- Raghly is a rural dispersed settlement with no established streetscape or street edge
- No objection to proposed extension to rear
- Acknowledges that the shape of the site and location of dwellings restrict the possibility of developing an extension of the subject scale to either side of the house
- There are very few traditional, two-storey houses in the area and it is considered that the subject dwelling contributes to the architectural heritage of the area and it would therefore be desirable to ensure that any proposed extension does not affect the character of the dwelling house
- Refers to Section 12.3.19 of operative County Development Plan
- Considered that the proposed development by reason of its significant projection to the front of the existing dwelling house on site would be visually obtrusive, would have an adverse impact on the character of the host dwelling and would create an undesirable precedent for similar developments at this sensitive location

7.0 OBSERVATIONS

7.1 None

8.0 PLANNING HISTORY

8.1 There appears to be no recent history pertaining to the subject site

9.0 DEVELOPMENT PLAN

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

The site is located within an area designated as a 'Sensitive Rural Landscape'

The coastline is designated as being 'Visually Vulnerable'

Section 2.3.19 relates to Extensions to Dwellings

The subject site is located

- Immediately south of Cummeen Strand/ Drumcliff Bay SAC (Side Code 000627)
- Approximately 590m north of Ballintemple and Ballygillian SPA (Side Code 0004234)
- Approximately 50 m east of Drumcliff Bay SPA (Site Code 004013)

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 proposed development provides for the construction of extensions, upgrade of wastewater treatment plant and associated site works to an existing dwelling. I note that dwellings of varying sizes and designs are evident in the immediate vicinity. Section 12.3.19 of the operative Development Plan pertains to extensions to dwellings. I consider the development as proposed to be acceptable in principle and generally in compliance with Development Plan policy.

10.2 IMPACTS ON AMENITY

10.2.1 I note the reason or refusal which issued from the planning authority which expressed concerns regarding impacts on character of the dwelling by virtue of the significant projection of the proposed extension forward of the front building line; visually obtrusive and would set an undesirable precedent for other similar type developments. I note that the planning authority did not have issue with the extensions to rear and upgrade of wastewater treatment plant. I also do not have issue with either of these two elements.

10.2.2 The primary concern as expressed by the planning authority relates to the proposed extension to front. This proposed extension is a single storey, flat roofed structure accommodating kitchen, living and dining space in an open plan layout. The proposed extension is contemporary in nature with a significant volume of glazing. The existing structure is a detached two-storey, traditional style farmhouse, three bays across. The proposed front extension is to be linked to the main dwelling by means of a link passage, less than 3 metres in width. While much of the front at the existing dwelling is being obscured at ground floor level when viewed from the north, it is noted that the front elevation of the existing dwelling remains virtually unchanged with the exception of alterations to one window ope and cill. This essentially means that the proposed works are reversible, the farmhouse would

remain unchanged from the front if the proposed extension were demolished in the future and the one ope reinstated.

10.2.3 The existing dwelling is not designated as a Protected Structure within the operative County Development Plan. I note that the subject site is located designated as being a 'Sensitive Rural Landscape' with the coastline being a 'Visually Vulnerable Area' within the operative County Development Plan. I note that there are properties are varying styles and designs in the vicinity of the site. The proposal is considered to be a relatively minor, small-scale development. The curve of the site, together with the height and nature of the front site boundary is such that the proposed works, if completed would not be unduly visible from the public roadway. While I acknowledge that there are only a limited number of such traditional farmhouses in the vicinity, I do consider that the proposed works are a sensitive intervention- an intervention that does not detract from the character or setting of the existing dwelling. The new addition is contemporary in style, does not aim to mimic the existing dwelling and it will be very clear what is the traditional structure on site and what is the new build. The proposal is aiming to bring the existing farmhouse up to current standards in terms of floorspace and light requirements and this intervention will allow for the continuing use of the property into the future. Issues of overlooking, overshadowing or impacts on privacy are not applicable in this instance.

10.2.4 I consider that the works proposed are acceptable and would not detract from the visual or residential amenities of the area. This is considered to be a good quality design that will enhance the living space of the occupants of the existing dwelling. The finishes have been outlined in the submitted drawings, and these are considered to be acceptable. I consider that the proposal is generally in compliance with relevant Development Plan policies in relation to such works and that the proposal is consistent with the proper planning and sustainable development of the area.

10.3 OTHER ISSUES

10.3.1 A number of designated sites are in proximity to the proposed development including the Cummeen Strand/ Drumcliff Bay SAC (Side Code 000627); Ballintemple and Ballygillian SPA (Side Code 0004234) and Drumcliff Bay SPA (Site Code 004013). A Screening Report was undertaken by the Planning Authority which concluded that the by virtue of the nature, size, scale and particulars, the project does not have any significant effects on Natura 2000 sites. The proposal provides for the minor extension of an existing dwelling house. It also provides for the upgrade of the wastewater treatment system, which is to be welcomed. 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 In light of the above assessment, I recommend that the decision of the planning authority be OVERTURNED and that permission be GRANTED for the said works, based on the reasons and considerations under.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the provisions of the Sligo County 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 detract from the character or setting of the existing property 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. 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. The entire dwelling shall be used as a single residential unit

REASON: In the interests of clarity

4. The existing front boundary shall be retained

REASON: In on the interests of amenity

5. 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.

L. Dockery

Planning Inspector

28th April 2016