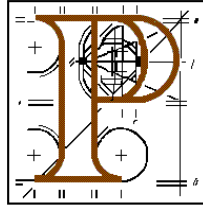


An Bord Pleanála



Inspector's Report

Development:

Replacement of existing rear extension with a new single storey extension, internal renovation works, modifications to existing boundary enclosure to the south gable with all site works at 6 Pembroke Cottages, Booterstown, Co. Dublin.

Planning Application

Permission

Planning Authority:

Dun Laoghaire Rathdown County Council

Planning Authority Reg. Ref.:

D15A/0749

Applicant:

Simon More

Planning Authority Decision:

Refuse permission

Planning Appeal

Appellant(s):

Simon More

Type of Appeal:

First Party

Observers:

None

Date of Site Inspection:

11th May 2016

Inspector:

Emer Doyle

1.0 SITE LOCATION AND DESCRIPTION

This site is located in the Pembroke Cottages Architectural Conservation Area in Booterstown, Co. Dublin. The existing dwelling on the site is a protected structure and an end of terrace single storey cottage. Together with No. 7 it forms an important entrance to the ACA and both houses taken together are very visually attractive and have a high degree of symmetry and harmony.

Protected structures are located to the north, east, and west of the property and are all in residential use.

A set of photographs of the site and its environs taken during the course of the site inspection is attached.

2.0 PROPOSED DEVELOPMENT

The proposed development comprises of the following:

- Demolition of existing extension and outbuilding.
- Construction of new extension to side and rear of property
- Upgrading and renovation works to existing cottage including roof repairs, renovation of existing joinery, internal reconfiguration, modifications to boundary walls.

The proposed development has a stated floor area of 72.5m². The gross floor area of works to be retained is 41m². The gross floor area of demolition works is 23.5m².

The application is accompanied by a Protected Structure Report.

3.0 PLANNING HISTORY

No recent history on site.

PA D15A/0001/ ABP Ref. PL06D.244673

Permission refused by Planning Authority and granted on appeal to the Board for extension to dwelling and widening of entrance at protected structure at 79 Booterstown Avenue to the east of the site.

4.0 PLANNING AUTHORITY DECISION

4.1 Planning and technical

The **Planner's Report** expressed concern in relation to the design and recommended refusal.

Drainage Planning reported no objection subject to conditions.

The **Conservation Officer** considered that the extension as proposed was not of sufficient quality next to the protected structure.

4.2 Planning Authority Decision

The planning authority refused permission for one reason as follows:

It is considered that the proposed extension to the rear of the existing dwelling, by reason of the design of the roof in terms of its height and length and how it connects with the parent roof, together with materials and finishes proposed, would detract from the architectural interest and composition of the existing dwelling and would disrupt views of the roofscape of No. 7 and No. 6 Pembroke Cottages, whose symmetry and harmony is considered to be an integral feature of the Architectural Conservation Area. Additionally, it is considered that the proposed single storey flat-roofed extension to the side, by reason of its height and length, would obscure the decorative brick detailing to the side of the existing dwelling which contributes to the architectural interest and design of the cottages. In this regard, the proposed development would have an adverse impact on the architectural significance of the Protected Structure and the built character of Pembroke Cottages Architectural Conservation Area, would be contrary to Policy DM4: Protected Structures and Policy AR8: Architectural Conservation Areas of the Dun Laoghaire Rathdown County Development Plan, 2010 – 2016, and to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities, 2004, and would, thereby, be contrary to the proper planning and sustainable development of the area.

5.0 GROUNDS OF APPEAL

The grounds of appeal may be summarised as follows;

- The proposed development would represent a significant enhancement over the existing extended structure to the rear and would enhance the existing cottage.
- The design is sensitive to complement the traditional construction of the cottage.
- All works undertaken would be to the best conservation standards.
- A significant improvement proposed from the original proposal lodged with the planning application is to replace all existing fibre cement roof slates with selected natural slates. These will also be used on the new extension.

6.0 RESPONSES/OBSERVATIONS TO GROUNDS OF APPEAL

6.1 Planning Authority response

The Planning Authority has no further comments and refers the Board to the previous planner's report and the report from the Conservation Division.

6.2 Observations

None.

7.0 POLICY CONTEXT

Dun Laoghaire Rathdown County Development Plan 2016 – 2022

Site zoning: A- To protect or improve residential amenity

Building is a protected structure located in the Pembroke Cottages Architectural Conservation Area

RPS No. 87 Map 2 Record of Protected Structures

Section 6.1.3 deals with Architectural Heritage

Section 6.1.4 deals with ACA's

Section 8.2.11 Archaeological and Architectural Heritage

Policy AR1 and Policy AR12 in relation to ACA's and Protected Structures

Copies of these sections of the plan together with the Architectural Heritage Area Appraisal for Pembroke Cottages is attached to this report.

The Architectural Heritage Protection Guidelines for Planning Authorities (2004) set out certain principles in relation to architectural conservation areas.

8.0 ASSESSMENT

Having examined the file and having visited the site I consider that the main issues in this case relate to:

1. Principle of Proposed Development
2. Impact on Conservation
3. Other Matters

PRINCIPLE OF PROPOSED DEVELOPMENT

The subject site is zoned Objective A in the current Development Plan where the objective is to protect and/ or improve residential amenity. No. 6 Pembroke Cottages is a protected structure located in the Pembroke Cottages Architectural Conservation Area. I am of the view that the principle of an extension is acceptable subject to the impact on conservation and all other relevant planning considerations being satisfactorily addressed.

Impact on Conservation

The principal issues in this case relate to the design and scale of the proposed extension and the loss of detailing in the gable wall of the extension in my view.

No. 6 Pembroke cottages is located on a corner site with high visibility from Rosemount Terrace which is a very busy adjoining road to the south of the site. No. 7 Pembroke cottages is the corresponding corner dwelling on the opposite side of the road and these dwellings taken together have a high degree of harmony and symmetry and form an extremely prominent and visually important entrance to the Pembroke Cottages ACA.

Both No. 6 and No. 7 Pembroke Cottage have attractive polychromatic brick detailing on the gable walls which forms important detailing at the entrance to the Pembroke Cottages ACA. This detailing is not indicating on the drawings submitted or referred to in the protected structure report submitted with the application. The proposed bedroom extension at this location would result in the loss of this brick detailing which greatly contributes to the architectural interest and design of not just this particular cottage but the whole Architectural Conservation Area. The incremental loss of seemingly minor elements such as this would have a significant impact on the character of the area and the positive contribution this detailing makes when viewed from Rosemount Terrace.

I have no objection to the demolition of the existing poorly constructed extensions or the principal of an extension at this location. However, I share the concerns raised in the Conservation Officer's report that the design of the proposed extension is not appropriate at this particular location on a corner site which is highly visible from the public realm and where both No. 6 and No. 7 form bookends to the ACA. Specifically in relation to the design of the rear extension the report states that *'the roof span and*

how it connects with the protected structure will detract from the architectural interest and composition of the building and may obstruct views to the rear elevation and chimneystack when viewed from Rosemount Terrace. The roof by way of its height and length will have a visually detrimental impact on the ACA.'

It is a policy of Section 8.2.11.2 that alterations to protected structures should be to the highest standards, original features should be retained, and appropriately scaled extensions should complement and be subsidiary to the main structure. It is stated that good conservation practice recommends that extensions should be 'of their time' (i.e. clearly distinguishable from the original and to a high standard of design using material that both respects and compliments the original building.) It is a policy of Section 8.2.11.3 that all development within an ACA should be site specific and take account of their context without imitating earlier styles. New developments should be 'of their time' and to the highest standards of design with contemporary design encouraged.

In the appeal documentation submitted, I note that the applicant proposes to replace all of the existing fibre cement roof slates of both the existing house and the proposed extension with selected natural slates. I am of the view that what is necessary in this case is a revised design which takes into account the original detailing in the gable wall and provides for a more modern design which is of a high standard and clearly distinguishable from the original building. Whilst changing the roof materials may be beneficial, it does not address the fundamental issues with the design which is critical on this site.

I am of the view that the impact of the proposed extension would be significant when viewed from the adjoining road and the design proposed would detract from the character and setting of both the protected structure and the Pembroke Cottages ACA. As such, I consider the proposed development would be contrary to Policy AR12 which seeks to protect the character and special interest of an area which has been designated as an ACA and seeks a high quality sensitive design for any new developments. The protected structure on the site would be negatively affected and thus the proposed development would also be contrary to Policy AR1. In addition, the proposal would be contrary to the policies outlined in Sections 8.2.11.2 and 8.2.11.3 of the Development Plan.

I am of the view that the design of the extension would have a negative impact on this very sensitive site at the entrance to the ACA and on the protected structure at this location and would contribute to the erosion of the attractive and distinctive features of the protected structure and the ACA and its setting.

OTHER MATTERS

Appropriate Assessment

Having regard to the nature and scale of the development and proximity to the nearest Natura 2000 site, I am satisfied that the development either individually or in combination with other plans and projects would not be likely to have a significant

effect on any designated Natura 2000 site and should not be subject to appropriate assessment.

Private Open Space

The private open space remaining is significantly below the standard of 48m² outlined in Section 8.2.8.4 of the Development Plan. However I consider that the change is not significant from the situation that currently exists on the site and the site is very restricted in size. I would be in agreement with the planner who considers that given the existing restricted plot, the ACA, the protected structure and the need to bring the dwelling up to modern living standards, a reduction in private open space is acceptable.

10.0 RECOMMENDATION

Under the Dun Laoghaire Rathdown County Development Plan 2016 – 2022, No. 6 Pembroke Cottages is identified as a protected structure within an Architectural Conservation Area. The site is very sensitive due to its corner location at the entrance to the Architectural Conservation Area where both No. 6 and No. 7 form bookends to the Architectural Conservation area. It is considered that the proposed extension to the rear of the existing dwelling, by reason of the design of the roof in terms of its height and length and how it connects to the parent roof would detract from the architectural composition of the existing cottages and would disrupt views of the roofscape of No. 6 and No. 7 Pembroke Cottages, whose symmetry and harmony is considered to be an integral feature of the Architectural Conservation Area. Furthermore, the flat roof extension to the side would obscure the polychromatic brick detailing on the gable wall which forms important detailing at the entrance to the Pembroke Cottages ACA and which would have a significant negative impact on the character of the protected structure and the Architectural Conservation Area. In this regard the proposed development would contravene Policies AR1 and AR12 and Sections 8.2.11.2 and 8.2.11.3 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Emer Doyle
25th May 2016