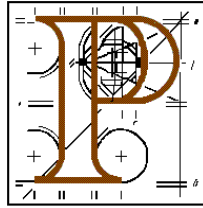


An Bord Pleanála



Inspector's Report

Appeal Reference No. **PL29N.246322**

Development: Attic conversion to second floor to provide two rooms with en-suite, change of roof design, dormer to rear gable side extension over garage, three storey extension to rear of garage at 28 Grangemore Drive, Donaghmede, Dublin 13.

Planning Application

Planning Authority: Dublin City Council

Planning Authority Reg. Ref.: 4293/15

Applicant: Maureen Kellett

Planning Authority Decision: Grant

Planning Appeal

Appellant(s): Maureen Kellett

Type of Appeal: 1st Party

Observers: D and J O'Sullivan

Date of Site Inspection: 24/05/2016

Inspector: **L. Dockery**

1.0 SITE LOCATION AND DESCRIPTION

- 1.1 The subject site, which has a stated area of approximately 254 square metres, is located on the western side of Grangemore Drive, Donaghmede, Dublin 13 towards the end of the cul-de-sac. It is a two-storey, semi-detached property, with single storey garage to side.
- 1.2 The floor area of the dwelling as existing is stated as being approximately 140 square metres.

2.0 PROPOSED DEVELOPMENT

- 2.1 The proposed development comprises
- attic conversion to second floor to provide two habitable rooms with en-suite bathroom
 - Change to roof design
 - Dormer to rear
 - Side extension over existing garage to provide additional living space to include two bedrooms
 - Conversion of existing garage to habitable area
 - Three storey extension to rear of garage
- 2.2 The stated area of the additional space is 87 square metres. The proposed dormer has a depth of 1.9 metres and is constructed out from the existing roof pitch. It extends 5.3 metres along the rear roofslope. The proposed two storey extension over the existing garage has a height to match that of the existing dwelling, namely a total height of 8.818 metres.
- 2.3 The proposed garage conversion results in a sitting room of approximately 2.3 metres wide. A new stairs is proposed to service this element of the proposal and there is only one linkage at ground and attic level to the existing dwelling. The proposed garage conversion also has a separate kitchen and dining area at ground floor level and direct access to the rear garden area.

3.0 PLANNING AUTHORITY'S DECISION

Permission GRANTED, subject to 11 conditions.

Condition No. 3

The proposed development shall not be used, let or sold as separate family accommodation and shall only be used as part of the existing family accommodation on site

Reason: in the interests of orderly development

Condition No. 5

The development shall be revised as follows:

- a. The proposed side and rear 2nd floor extension elements of the proposal shall be omitted
- b. The residual side extension shall be set back from the primary front building line by at least 1.0m, at least at first floor, and shall be set down proportionally from the primary ridgeline, while maintaining the existing roof pitch to the front with the side extensions front eaves line to be no higher than the existing eaves height
- c. The rear of the proposed 1st floor level of the extension shall be reduced in depth by 1.5m
- d. The proposed 1st floor level of the side extension shall be directly linked and integrated with the existing 1st floor level
- e. The proposed rear 2nd floor dormer shall be amended as follows:
 - i. The dormer shall not constitute more than 50% of the existing rear roof plane; shall be centred on the existing rear roof plane; shall not be higher than the existing ridgeline and shall be no closer to the southern side party boundary as submitted

- ii. The dormer's opes shall be permanently fitted with opaque glazing to at least 1.8m in height
- iii. The walls and roof of the dormer shall be of a dark colour to the existing roof finish
- iv. Any fascias/soffits; rainwater goods, window frames, glazing bars shall be finished in a dark colour so as to blend with the existing roof

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings

Reason: In the interests of orderly development and visual amenity

Condition No. 6

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:

- Condition 5a would render proposal unusable and redundant
- Other properties in vicinity with similar style extensions- listed in Appendix A
- Unfair that other properties have been granted permission
- With regards Condition 5b, can see no justification for setting back of front building line of proposed side extension- would negatively impact on existing front building line along the streetscape- proposal would look awkward and unfinished
- Costs would outweigh benefits and would reduce living space internally- overall design would become unusable
- Aim to keep clean building lines without unnecessary steps- cites examples of other similar properties, granted permission without setbacks required by this condition
- With regards Condition 5c, can see no justification for setback of first floor level by 1.5m- again costs would outweigh benefits and would reduce necessary floorspace
- With regards Condition No. 6 would like to retain the use of the second floor for living accommodation

6.0 RESPONSES

6.1 None

7.0 OBSERVATIONS

7.1 The observation received raises concerns in relation to impacts of proposed extension on natural light received by their property.

8.0 PLANNING HISTORY

None

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. I have decided to assess this application de novo, as if it had been received by the Board in the first instance.

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 extensions and alterations to an existing dwelling. I note that extensions have been constructed to other properties in the vicinity. I consider that the alteration and extension to an existing dwelling house to be acceptable in principle. I shall assess the individual merits of this case below.

10.2 IMPACTS ON AMENITY

10.2.1 This is the main issue of concern, namely the impacts of the proposed works on the amenity of the area. I note that the property forms one half of a pair of semi-detached properties. I have a number of reservations regarding the proposal in its current form. I note the alterations conditioned under Condition No. 3, 5 and 6 outlined above. I have serious reservations about the proposed two- storey extension over the existing single storey garage, which creates a three storey extension to side and rear. The bulk, scale and extent of this extension is considered excessive, in particular when viewed from the neighbouring property to the north. While it would not be excessively dominant when viewed from the streetscape, I would have concerns regarding its impacts on the visual amenity of the area when viewed from surrounding properties. It is considered excessive in nature and visually unpleasing. This is exacerbated when this element of the proposed development is taken in conjunction with the proposed dormer on the rear roofslope. It is considered to be overdevelopment of the site and if permitted would set an undesirable precedent for other similar type developments in the vicinity. In addition, having regard to the height and location of the proposed extension to side, together with the orientation of the site, I would have some concerns regarding potential overshadowing and loss of light of the property to the north.

10.2.2 With regards the proposed dormer on the rear roofslope, I consider that its size and scale is such that it is excessive in its current form. However I do consider that the roofslope may have 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.

10.2.3 I have serious concerns regarding the standard of accommodation proposed in the side extension. The rooms only have a width of 2.3 metres approximately, making them virtually unusable. A separate staircase is proposed and the linkages with the existing dwelling are considered poor. Taken in conjunction with the separate kitchen and dining space, this proposed side extension reads as a separate residential unit. I note the floor to ceiling heights of the proposed attic level which are to accommodate a sitting area and two bedrooms do not appear to meet current building regulations. The proposal if permitted would offer a poor quality standard of residential amenity to any future occupiers and is considered to be unacceptable.

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 unacceptable and inconsistent 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 REFUSED for the said works, for the reasons and considerations listed below.

REASONS AND CONSIDERATIONS

1. Having regard to the height, scale and bulk of the proposed development, it is considered that the proposal offers an unbalanced and over-scaled form of development on the rear elevation of this existing semi-detached property. In addition, the proposal would result in overshadowing of the property to the north and would have a negative impact on the amenity of No. 28d Grangemore Drive. The proposal if permitted would set an undesirable precedent for further similar developments in the vicinity and is considered to be contrary to the provisions of the Dublin City Development Plan 2011-2017. The proposal is therefore considered to be inconsistent with the proper planning and sustainable development of the area.
2. Having regard to the inadequate room widths, together with the proposed floor to ceiling heights at attic level, it is considered that the proposal if permitted would lead to an inadequate level of amenity for any future occupiers of the property. The proposal if permitted would also create an undesirable precedent for other similar type developments in the vicinity and is therefore considered to be inconsistent with the proper planning and sustainable development of the area.

L. Dockery

Planning Inspector

30th May 2016