



An
Bord
Pleanála

Inspector's Report 06D.246653

Development	Convert and extend garage to apartment at Colwyn, Killarney Road, Bray, County Wicklow.
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	16/335.
Applicant(s)	Peter Crinnion
Type of Application	Permission.
Planning Authority Decision	Refuse
Appellant(s)	Peter Crinnion
Observer(s)	None.
Date of Site Inspection	24 th August 2016.
Inspector	Hugh Mannion.

1.0 **Site Location and Description**

2.0 **Proposed Development**

The proposed development comprises the conversion and extension of a garage to an apartment/mews at Colwyn, Killarney Road, Bray, County Wicklow.

3.0 **Planning Authority Decision**

3.1. **Decision**

The planning authority refused permission because;

1. The relationship with the main house is unclear and there is no private open space,
2. At 3m the separation distance from the adjoining property is inadequate and the proposed development would adversely affect the amenity of the adjoining property.

3.2. **Planning Authority Reports**

The planner's report recommended refusal for the reasons set out in the manager's order.

3.3. **Other Technical Reports**

The Bray Engineer's report recommended further information concerning surface water drainage.

Irish Water reported no objections to the proposed development.

3.4. **Third Party Observations**

Veronica Lederman stated that the proposed development would impact on a shared driveway and create additional traffic.

4.0 **Planning History**

Application under 14/1932 sought permission for the erection of a garage.

5.0 **Development Plan**

6.0 **The Appeal**

6.1. **Grounds of Appeal**

The grounds of appeal can be summarised as follows:

- The apartment will accommodate a family member.
- Parking will be shared with the existing parking attached to the existing house.
- There is an amenity area shown on the drawing provided with the appeal.
- A condition can be imposed restricting sale of the unit.
- The proposal is only 2m higher than the existing garage on site.

6.2. **Planning Authority Response**

The planning authority responded to the appeal as follows;

- The planning authority's objective is to facilitate traffic safety by allowing an increase in the vehicular gateway.
- The gate is now 1.6m high, can be reduced to 1.1 or slide back for a further 1m to meet the requirement to maintain visibility over the site.
- The glazed car port was refused in the interest of visual amenity.

6.3. **Observations**

Sheila Barnes made an observation to the Board which may be summarised as follows;

- The proposal may impact on views towards the sea.
- The car part should be refused because it would block views and be contrary to the provision of the County Development Plan.

6.4. Further Responses

There are no further comments.

7.0 Assessment

Introduction

The OSI maps are somewhat misleading in indicating that the site has 100% site coverage. Apart from the flat roofed house there is the car parking spaces and gravelled garden that are constructed over a basement bedroom/living/dining area. This gravelled garden is about 26m long from the southern end of the sliding gate.

Vehicular gate.

The existing vehicular entrance is 3.43m wide, has a single gate which slides north behind the boundary wall when opening. There is a double yellow line on both sides of Coliemore Road in the vicinity of the site, there is a footpath on the opposite side (Western) side of the road but none on the application site's side. Two cars can pass with care on this stretch of Culiemore Road.

The application provides for a revised vehicular entrance of 6m wide on the grounds that this would reduce manoeuvring on the road. The Transport Planning Section recommended that the width be reduced to 5m in line with the policy set out at 8.2.4.9 of the County Development Plan.

Generally I agree that the application that providing for a wider entrance would allow greater flexibility when entering and exiting the site. However I do not consider that applicant's the case for a 6m wide is persuasive. While there does not appear to be an official national Irish standard for car park space dimensions the British environment agency recommends that car park spaces for cars and light vans should have widths of 2.4m. Notwithstanding the road safety point it must also be

recognised that Coliemore Road is a high amenity area where views over the sea are of particular importance and the more visual clutter by way of gates and walls directly onto the public road the greater will be impact on such views. I conclude, balancing both issues, that the new opening should be restricted to 5m and I recommend attaching condition 2(a)

Walls and gate.

It is the policy of the planning authority (LHB6) to protect and encourage the enjoyment of views and prospects of special amenity value or special interests and to prevent development which would block or interfere with a view. Map 4 attached to the County Development Plan indicates that views from Coliemore Road towards the sea and Dalkey Island are designated for protection.

The height of the existing wall and gates are unchanged (reference drawing A1215-02-103 received by the planning authority 10th March 2016) by this application. The planning authority imposed conditions 2 (b) and (c) that reduced the wall on the north and south of the gate to 1.1m. Furthermore condition 3 reduced the height of the gate to 1.1m. The reason given for these conditions is in the interest of traffic safety.

The appeal makes the case that the mechanics of the gate would be adversely affected by this change and that the wall hides a bin storage area at present.

The rationale for the application is to improve traffic safety. The planning authority agrees with this subject to a condition limiting the width of the opening. At present that walls and gate are not unreasonably intrusive and allow views out to sea and particularly slightly southeast towards Dalkey Island. I do not consider that planning or traffic safety goal would be advanced by reducing the height of the “wing” walls to the side of the gateway. Therefore I recommend removing condition 2 (b) and (c).

The Car Port

The appeal makes the point that the car port is transparent and will not impact on views from Coliemore Road.

There is not a strict uniformity in building style or materials on Coliemore Road and this of style and materials is not recent. Nonetheless the planning authority in the County Development Plan has recognised that views towards the sea and Dalkey Island are of special amenity value which it is necessary to preserve and have specifically designated them on the maps attached to the County Development Plan. Notwithstanding the transparent materials of the car port structure I consider that the proposed development would incrementally reduce the quality of the views available

from Coliemore Road in a manner as to materially contravene the objective in the County Development Plan. I therefore recommend refusal as set out below.

Appropriate Assessment

Having regard to the nature and scale of the proposed development 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.

8.0 Recommendation

- 8.1. I recommend that planning permission should be granted, subject to conditions, for the new vehicular entrance and refused for the car port for the reasons and considerations as set out below.

Reasons and Considerations/ Reasons

The site is zoned for residential development in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022. Having regard to the residential the pattern of development in the area and the existing entrance arrangements for a permitted residential use it is considered that the proposed revised vehicular entrance would not give rise to traffic hazard, would accord with the zoning of the site set out in the County Development Plan and would, otherwise, accord with the proper planning and sustainable development of eth area.

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 revised vehicular entrance shall be a maximum of 5 metres wide. Plans and particulars providing for the maximum width shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: in the interest of visual amenity and traffic safety.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Reasons and Considerations

It is an objective of the planning authority as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022 to protect and encourage the enjoyment of views and prospects of special amenity value or special interest designated in the Plan. Views out to sea and towards Dalkey Island from Coliemore Road are designated for protection as views of special amenity value in the County Development Plan. The proposed car port would comprise an intrusive feature in views from Coliemore Road in such a manner as to materially contravene the objective set out in the County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Hugh Mannion

Planning Inspector

23rd August 2016.