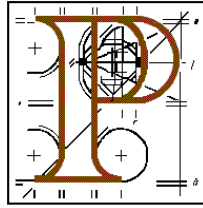


An Bord Pleanála



Inspector's Report

PL 29S.246564

Development

Single storey extensions to the front, side & rear of 2-storey house, new dormer window and roof lights, and amendments to internal layout.

No.57A South Hill, Dartry, Dublin 6

Planning Application

Planning Authority: Dublin City Council
Planning Authority Ref.: 1061/16
Applicant: Johanna & Barry Mulligan
Type of Application: Planning permission
Planning Authority Decision: Grant permission

Planning Appeal

Appellant(s): Johanna & Barry Mulligan
Type of Appeal: First v condition no.2
Observers: None
Date of Site Inspection: 14th July 2016

Inspector: Karla Mc Bride.

1.0 INTRODUCTION

1.1 Site and location

The appeal site is located in Dartry on the south side of Dublin and the surrounding area is predominantly residential in character. The surrounding area is mainly characterised by 2-storey semi-detached houses with front and rear gardens. The appeal site occupies a corner location and it comprises a detached 2-storey house.

Photographs and maps in Appendix 1 describe the site and location in some detail.

1.2 Proposed Development

Permission is being sought to alter the existing 2-storey house:

- Erect a 3sq.m. single storey front porch
- Erect a 31sq.m. single storey side extension
- Erect a 2sq.m. single storey rear extension
- Install a dormer window in the rear roof
- Install 2 roof lights in the side roofs
- Enlarge the window on the side elevation
- Amend internal layout
- All associated site works

1.3 Planning Authority's Decision

The Planning Authority decided to grant planning permission for the proposed development subject to 6 standard conditions.

- Condition no.2 required the omission of the dormer extension.

This decision reflects the report of the City Planning Officer.

The Drainage Division had no objection subject to conditions.

Public submissions: None received.

Prescribed Bodies: Not circulated

1.4 Planning history

Reg. Ref.3743/99: Permission granted for a detached 2-storey house to the side of no.57 South Hill.

Reg. Ref. 2829/13: Permission granted to retain a 2-storey extension and single storey conservatory to the rear of the above house.

2.0 DEVELOPMENT PLAN

Zoning objective: The site is located within an area zoned with the objective “Z1” in the Dublin City Development Plan 2011-2017 which seeks “To protect, provide and improve residential amenities.”

3.0 APPEAL

3.1 First Party appeal against Condition No.2

- Request that the appeal be assessed under Section 139(1) in relation to Condition no.2, the omission of the dormer extension.
- The dormer window would be 0.933m high and 1.305m wide when viewed from the south side; and 1.24m high, 2.219m wide (bottom) and 0.584m wide (top) when viewed from the rear.
- Permission recently granted for a rear dormer at no.64 South Hill under Reg. Ref.1036/15, and the Planner’s report noted that there was an established precedent for rear dormer windows in this area.
- Condition no.2 is not supported in the Planner’s report.
- No objections from neighbours and complies with Development Plan standards.
- No adverse impacts on residential amenities as there is a 41.6m and 37.3m separation distance with houses to the rear.
- No adverse impacts on visual amenity as only the very upper part of the dormer will be visible from the street, however willing to change the render finish on the N side of the dormer to match the roof.

3.2 Planning Authority response

No response to date.

4.0 REVIEW OF ISSUES AND ASSESSMENT

The main issues arising in this case are:

1. Principle of development
2. Section 139 request
3. Condition No.2

4.1 Principle of development

The site is located within an area zoned “Z1” in the current Development Plan for residential use and the proposed development is acceptable in principle.

4.2 Section 139 request

The Appellant has requested that the Board assess this appeal under the Section 139(1) of the Planning and Development Act 2000, as amended.

The proposed development would not have an adverse impact on the residential amenities of neighbouring houses and it would be generally acceptable in terms of visual amenity. There would be no change to the existing access or car parking arrangements and the environmental service arrangements are acceptable subject to compliance with the requirements of Irish Water and the Council. The proposal would not have an adverse effect on any built heritage areas or European Sites.

Having regard to all of the foregoing, I am satisfied that the appeal against Condition no.2 should be assessed under Section 139(1).

4.3 Condition No.2

The proposed development would include the conversion of the attic space to storage use. This space would be accessed via a new internal staircase off the first floor landing and it would be lit by a new E facing dormer window which would be located in the rear roof. The overall attic floor area would be c.23sq.m. inclusive of the dormer structure.

Condition no.2 of the planning authority’s decision to grant permission stated that the dormer extension should be omitted in the interest of the residential amenity of neighbouring properties.

The proposed dormer structure would have an irregular configuration and it would be located in the S section of the rear roof. The structure would be c.1.2m high, c.2.2m wide at the bottom and c.0.6m wide at

the top, it would project out from the rear roof plane by between 0m and c.1.3m, and it would be set back from the eaves by c.1.8m.

There would be a c.21m and c.40m separation distance between the proposed dormer structure and the rear garden boundary and rear elevation of the neighbouring house to the rear at no.74 South Hill. Given the depth of the separation distance it is unlikely that the proposed structure would have any significant impact on the amenities of this neighbouring property in terms of overlooking or loss of privacy.

The proposed dormer structure would be well set back from the side elevation of the existing house which occupies a corner location. Although the structure could be partly visible from public view to the N, it would be mainly obscured by another section of the rear roof, and is unlikely to have a significant impact on the visual amenities of the area. It is noted that a number of other houses in the vicinity have rear dormer window structures, and that the site is not located within a Residential Conservation Area or an area that is covered any other sensitive built heritage designations.

5.0 RECOMMENDATION

Arising from my assessment of the appeal case I recommend that Condition no.2 be omitted.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the current Development Plan and to the nature and scale of the proposed development and to the pattern of development in the area, it is considered that subject to compliance with the conditions attached the decision of the planning authority, the proposed development would not seriously injure the amenities of the area or of property in the vicinity or give rise to a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Karla Mc Bride

Senior Inspector

14th July 2016