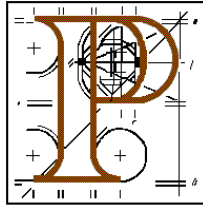


An Bord Pleanála



Inspector's Report

Development: Porch extension to front of house at ground level.

Location: 7 Airfield Avenue, Coolock, Dublin 13.

Planning Application

Planning Authority: Dublin City Council
Planning Authority Reg. Ref.: 2412/16
Applicant: Carol Norton
Type of Application: Permission
Planning Authority Decision: Grant Permission

Planning Appeal

Appellant: Carol Norton

Type of Appeals: 1st V Condition
Date of Site Inspection: 13th July 2016
Inspector: Dolores McCague

1 SITE LOCATION AND DESCRIPTION

- 1.1 The site is situated at 7 Airfield Avenue, Coolock, Dublin 13.
- 1.2 The site is occupied by a two storey semi-detached house, with an attic conversion/extension.
- 1.3 The site area is given as 250m².

2 PROPOSED DEVELOPMENT

- 2.1 The proposed development comprises a porch extension to front of house.
- 2.2 The porch is 3.2m high x 1.18m deep x 2.5m wide; the floor area is given as 3m².

3 PLANNING AUTHORITY DECISION

- 3.1 The planning application was lodged on the 3rd March 2016.
- 3.2 **Technical Reports**
- 3.3 Engineering Department Drainage Division – 31/03/16 – conditions.
- 3.4 Planning Report 25/4/16 –
Planning history 2249/12 planning permission granted for conversion of attic to storage including a dormer window to the side and rear at roof level – subject to conditions including setting back the side dormer 200mm from the ridge with a hip to match the angle of the main hip.

Zoned Z1 - sustainable neighbourhood residential zoning. Gable fronted porch is relatively shallow c1.4m deep and considering similar existing porch treatments will have limited impact on the visual amenities of the site and associated streetscape.

Dormer shown on the drawings does not comply with the permission and is not what has been built.

A grant of permission is recommended.

- 3.5 The planning authority decided - 25/4/2016 – to grant planning permission subject to 7 conditions, including:

Condition no 2

The development hereby approved shall incorporate the following amendments:

The porch shall match the depth, width, height and roof pitch of the porch developed at No. 7 Ayrfield Avenue to the north.

Reason: In the interests of orderly development and visual amenity.

- 3.6 The decision was in accordance with the planning recommendation.

- 3.7 An observation on the file has been read and noted.

4 PLANNING HISTORY

Planning history 2249/12 planning permission granted for conversion of attic to storage including a dormer window to the side and rear at roof level.

5 GROUNDS OF APPEAL

- 5.1 DRB Design have appealed condition no. 2 of the decision to grant permission.

- 5.2 The grounds can be summarised as follows:

- 5.3 The existing porch to No 7 Ayrfield and other residences along Ayrfield Ave. are designed and constructed specifically so that they are below the criteria requiring planning permission. If the first party is restricted to these constraints they are effectively being given planning permission for an exempted development. This is contrary to the details of their application and without justification within the published documents.
- 5.4 The grounds refers to the planner's report. Within the entire report there is no reporting that the development is deficient in any way with regard to the Planning Acts or the current Development Plan and particularly the development standards set out in 17.9.
- 5.5 The grounds refers to deficiencies in the drawings in relation to the dormer extension, referred to in the planner's report, and supplies further drawings which show the extension applied for and the modified version as conditioned.
- 5.6 The grounds refers to a porch granted planning permission in 2015 at No. 134 Brookwood Avenue, Artane, D5; being the basis for the design. It also refers to a permitted porch of similar dimensions granted planning permission at no. 12 Ayrfield Ave (ref 3344/10).
- 5.7 The porch applied for is slightly larger, but significantly deeper than the neighbouring exempted development porches. The additional space will provide sufficient space for hanging coats etc and provide additional weathering protection which is the primary function of the porch.
- 5.8 The porch is not linked with the neighbouring porch and there is currently a large hedge between the two properties.
- 5.9 The proposed development would not detract from the visual amenity of the area or contribute to disorderly development and condition 2 should be set aside.

6 RESPONSES

6.1 Planning Authority

6.2 The Planning Authority has not responded to the grounds of appeal.

7 POLICY CONTEXT

7.1 **The Dublin City Development Plan 2011 – 2017** is the operative plan.

7.2 Relevant provisions include:

Zoned Z1 to protect, provide and improve residential amenities.

17.9.8 -The design of residential extensions should have regard to the amenities of adjoining properties and in particular the need for light and privacy. In addition, the form of the existing building should be followed as closely as possible, and the development should integrate with the existing building through the use of similar finishes and windows. Applications for planning permission to extend dwellings will be granted provided that the proposed development:

- Has no adverse impact on the scale and character of the dwelling.
- Has no unacceptable effect on the amenities enjoyed by the occupants of adjacent buildings in terms of privacy and access to daylight and sunlight.

7.3 Appendix 25 - Guidelines for Residential Extensions:

Proposals should: not have an adverse impact on the scale and character of the dwelling, have no unacceptable effect on the amenities enjoyed by the occupants of adjacent buildings in terms of privacy and access to daylight and sunlight; and achieve a high quality of design.

8 ASSESSMENT

8.1 This is an appeal against a condition. In accordance with Section 139 of the Planning and Development Act, having regard to the nature of the condition, I am satisfied that a determination by the Board of the application as if it had been made to it in the first instance would not be warranted.

8.2 The issue which arises is therefore condition no. 2.

8.3 Condition No. 2 states

The development hereby approved shall incorporate the following amendments:

The porch shall match the depth, width, height and roof pitch of the porch developed at No. 7 Ayrfield Avenue to the north.

Reason: In the interests of orderly development and visual amenity.

The only issue arising in relation to this condition is visual impact.

8.4 The grounds of appeal refers to the planning report which, it states, considers the proposal under a number of headings and does not raise any objection to the proposed development. The proposed porch will as permitted will be exempted development and this is not what has been sought. Exempted development¹ would allow for a porch of 2 sq m floor area. The porch on the adjoining house is of similar width, but greater depth is sought for the proposed development.

1

The construction or erection of a porch outside any external door of a house.

1. Any such structure shall be situated not less than 2 metres from any road.

2. The floor area of any such structure shall not exceed 2 square metres.

3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

8.5 On the date of inspection I noted a number of front porches and front extensions along Ayrefield Ave. Ayrefield Ave is not a conservation area. The porch at No. 12 Ayrefield Ave, is referred to in the grounds of appeal, as being of a similar scale to that proposed. It has a hipped gable roof extending closer to the first floor window, and solid side walls. The proposed development might be better compared, in terms of design, to the porch at No 5 Ayrefield Ave.

8.6 In light of the fact that front porches of different dimensions and styles have been developed in the area; that the proposed development harmonises with the majority of those porches in terms of design; that porches of this scale, which is not excessively large, have been permitted previously in the area; I consider that the porch as proposed is acceptable.

9 RECOMMENDATION

9.1 On the basis of my assessment, I recommend that the Board should determine as follows:

REASONS AND CONSIDERATIONS

The Board considered that the front porch extension referred to in the condition would not unduly impact on the visual amenities of the area and would be in compliance with the Development Plan. The Board accordingly directs the planning authority to amend condition number 2 as follows:

- 2 The materials and colours of the proposed development shall harmonise with the existing dwelling.

Reason: In the interests of orderly development and visual amenity.

Dolores McCague
Inspectorate

Date

Appendix	1	Map and Photographs
Appendix	2	Extracts from the Dublin City Development Plan
2011 -2017		