



An
Bord
Pleanála

Inspector's Report PL06S.246744

Development

Demolition of the existing detached annex to the side of the existing house and replacing it with the erection of a new detached, two storey, two-bedroom dwelling with attic room, widening the driveway by 1 metre and all associated works, at 30 Springfield Road, Terenure, Dublin 6W.

Planning Authority

South Dublin County Council.

Planning Authority Reg. Ref.

SD15A/0380.

Applicant(s)

Declan Fanning.

Type of Application

Permission.

Planning Authority Decision

Grant permission with conditions.

Appellant(s)

Kathleen McGivern (3rd Party vs. Grant).

Observer(s)

None.

Date of Site Inspection

31st August 2016.

Inspector

C. Kellett.

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1.0 **Site Location and Description**

- 1.1. The appeal site is located on a corner site, at a junction on Springfield Road, which is a small cul-de-sac development off the Templeogue Road. Springfield Avenue is to the south of the site and a secondary school (Our Lady's School) and Bushy Park are to the east. Terenure College is further to the north of the site. Pedestrian access only is provided onto Springfield Avenue and vehicular access is provided onto Templeogue Road. The area is characterised by well established, medium density, two storey, semi-detached suburban type housing. Most of the houses have been extended with either side garages, or side extensions of one and two storeys and the majority of the houses are of a hipped roof profile. There are mature hedgerows and trees along the footpaths and in private gardens. The roadway is of sufficient width to provide for parking on either side of the road, as well as allow for two-way traffic.
- 1.2. The appeal site, no. 30 Springfield Road, is located midway along Springfield Road on the southern side. The house is one of a semi-detached pair – the third party appellant is the adjoining house at no.32. The house has previously been extended and is now double fronted and extended at ground floor level. There is an existing detached side annex, which is proposed to be demolished, located in the footprint of the proposed new dwelling. The house is not overlooked to the rear. The site is bounded on the north-eastern side by a low level boundary wall with a high hedgerow. The existing boundary treatment between no.'s 28 and 30, includes a typical concrete block wall of c. 2m in height which will be addressed as part of the design of the proposed new dwelling. A feature of this house, which has influenced the overall design of the proposal, is the existence of two mature 'monkey puzzle' trees in the front garden.
- 1.3. Appendix A includes a map and 5 photos of the development.

2.0 Proposed Development

- It is proposed to demolish the existing detached side annex, and construct a new detached dwelling, as well as widen the existing driveway entrance by 1m.
- The proposed new dwelling is two storey with an attic room. It will be 11.475m deep, 7.046m wide at the front reducing to 5.4m at the rear, with an overall height of 8.398m, the same as the existing dwelling height. The proposed dwelling is not in line with the existing building line and is stepped back.
- There is a large dormer window proposed to the front of the attic room, facing onto Springfield Road, and solar panels on the rear roof.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority issued a decision to **grant permission** subject to 9 standard conditions.

3.2. Planning Authority Reports

The Planner's Report is the basis for the Planning Authority decision. It includes:

- Site has an 'A' zoning objective (To protect and/or improve Residential Amenity).
- Consultations with Irish Water and Roads Department - both sought Further Information. There was no response from the Parks Department.
- Considers main issues for assessment are zoning and Council policy, visual impact, residential amenity, access and parking, landscaping and street trees, services and drainage.

- Considers that a reduction in the dormer window size should be sought by way of additional information to allow a reassessment of the visual impact.
- Considers the introduction of a gable roof profile in this location is acceptable.
- Considers the residential amenities in terms of minimum floor areas and private amenity areas for both houses, complies with the provisions of the Quality Housing for Sustainable Communities – Best Practice Guidelines (DOEHLG 2007).
- Considers that one car parking space for each dwelling is acceptable in this case.
- Recommends a Request for Further Information with respect to; 1) request a revised proposal showing a reduction in size of the front dormer, and 2) provide additional information with respect to surface water network, SUDS and foul sewer.
- Considers the response to the request adequate, and concludes that the proposed dwelling by virtue of its size, scale and location would not detract from the amenities of the existing dwelling or adjoining properties, and in the event of a grant, appropriate conditions should be attached to address any outstanding issues.
- The decision was in accordance with the Planning Recommendations.

3.3. Other Technical Reports

The application was referred to:

- Environmental Services Department – no objection subject to conditions.
- Irish Water – request Further Information.
- Roads Department – request Further Information.
- Parks Department – no response.

3.4. **Third Party Observations**

The Planning Authority received two submissions from third parties. The main planning points raised include:

- The site is too small to accommodate a detached dwelling.
- Design is in conflict with the established pattern and character of houses.
- Issues in relation to vehicular access and increased traffic.
- Visual amenity impact and loss of mature planting.

4.0 **Planning History**

4.1. There are two planning permissions on the site:

- Reg. Ref. SD03B/0147: demolition of existing projection and construction of a single storey extension to the front elevation, and
- Reg. Ref. S98B/0228: retention of an additional first floor bedroom, conversion of the garage to a study, and extension of existing out building.

4.2. There have been a number of planning applications in the area. Of relevance:

- Reg. Ref. SD14A/0240: No.1 Springfield Road, permission was granted for a new detached house in the side garden. This permission had not been implemented at the time of the site visit.

5.0 **Policy Context**

This file was considered by the Planning Authority for compliance with the policies and objectives of the South Dublin County Development Plan 2010 – 2016, which was in force at the time. A new County Development Plan was adopted in June 2016 for the period 2016 – 2022, which will be considered herein. There are no significant changes to the policies with respect to the development of corner garden sites, in the new Plan.

5.1. Development Plan

Under the new County Development Plan 2016 – 2022, the site is zoned '**RES: To protect and/or improve residential amenity**'.

Section 2.4.0 of the Development Plan considers *Residential Consolidation – Infill, Backland, Subdivision and Corner sites*. Housing Policy 17 states that “It is the policy of the Council to support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County”.

H17 Objective 3 states “To favourably consider proposals for the development of corner or wide garden sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards identified in Chapter 11 Implementation”.

Chapter 11 states with respect to Dwelling Standards that the minimum space for two and three bedroom houses is 80sq.m and 92 sq.m respectively. The required private open space is 55sq.m and 60sq.m respectively. Corner Garden sites should be of a sufficient size; be designed and sited to match the building line and respond to the roof profile of adjoining dwellings; architectural language of the development (including boundary treatments) should respond to the character of adjacent dwellings and create a sense of harmony; contemporary and innovative proposals are encouraged and corner sites should provide a dual frontage in order to avoid blank facades and maximise surveillance of the public domain.

5.2. Natural Heritage Designations

There are no designated sites within the vicinity

6.0 The Appeal

6.1. Grounds of Appeal

A third party appeal against the decision to grant permission has been lodged by Mrs. Kathleen McGivern of 32 Springfield Road, Templeogue, the adjoining house.

The grounds of appeal can be summarised as follows:

- The design is overtly contemporary and a significant departure from the existing design style with particular reference to the dormer window to the front and the side gable wall.
- The site is too small to accommodate the proposed development.
- Space separation between houses is a minimum of 2m between pairs of houses and the proposal of 900mm is at odds with this.
- Site area/coverage/plot ratio indicates overdevelopment of the space available with reference to planning application SD14A/0240 of no.1 Springfield Road which was a much larger and wider site.
- Shared parking arrangement is at odds with the pattern and form of all other houses and reflects a lowering of design standards.
- The materials proposed such as the slate roof, metal cladding and smooth render does not accord with the existing houses and undermines the visual ambience that prevails.
- The development description in the Statutory Notices is misleading with respect to the attic room.

6.2. **Planning Authority Response**

The Planning Authority confirmed its decision and noted that the issues raised in the appeal have been covered in the Planner's Report.

6.3. **Applicant's Response**

The First Party response to the appeal includes:

- The feedback and advice received from SDCC during pre-planning consultations informed the application. This included preparing a

contemporary design, avoiding blank gable walls, compliance with Development Plan standards in terms of floor area and private space standards, and noting that one car park space per dwelling is acceptable in this instance.

- The Development Plan sets out no definitive guidelines in relation to space separation between dwellings and that not all houses on Springfield Road have a side entrance.

6.4. **Observations**

None

7.0 **Assessment**

7.1. The main issues in this appeal are those raised in the grounds of appeal and I am satisfied that no other substantive issues arise. The issues can be dealt with under the following headings:

- Principle of Development
- Residential Amenity
- Design and Materials
- Parking
- Other issues

Principle of Development

The site is located within an area zoned '**RES: To protect and/or improve residential amenity**' in the recently adopted South Dublin County Development Plan 2016 - 2022. Planning policy supports development of dwellings on corner sites within the curtilage of existing houses in established residential areas, subject to appropriate safeguards and standards. Based on the planning policy and objectives, I am satisfied that the proposed development is acceptable in principle.

Residential Amenity

The area is characterised by well established, medium density, two storey, semi-detached suburban type housing. Most of the houses have been extended and there is a mix of garages and side extensions of one and two storeys.

The site width is narrow and has dictated the design of the house. The design does comply with the standards with respect to minimum dwelling size and private open space, as provided for in the *South Dublin County Council Development Plan 2016 – 2022*, and *Quality Housing for Sustainable Communities – Best Practice Guidelines*.

The new dwelling is stated as being 111sq.m (excluding the attic room) and the private open space is 55sq.m. The existing dwelling continues to comply with the Development Plan also, with respect to minimum private open space (103sq.m provided vs. 70sq.m minimum required by SDCC).

Due to the location of the proposed dwelling, on a junction of Springfield Road, there will be no overlooking or overshadowing of neighbouring properties.

Therefore, I am satisfied that the proposed development meets the minimum standards in terms of size and open space, and does not constitute overdevelopment of the site.

Design and Materials

The applicant states that during pre-planning consultations, they were advised by the Planning Authority that a contemporary design is promoted and that gable walls should not be blank.

The applicant has responded to this advice with the proposed design.

The proposed design includes a number of key features which have been specifically referred to by the appellant, namely the dormer window to the front of the dwelling, the side gable wall façade which forms the boundary of the development, and the choice of materials proposed.

The size of the dormer window was subject to a Request for Further Information, and was reduced in response to the Planning Authority's request. The appellant is correct when it is stated that a dormer window would be a departure from the style in this housing estate. Notwithstanding this, I recognise that without the dormer window, the room would be small and useful space would be very limited. I am satisfied that the mature and well established trees in the front garden and along the adjoining footpaths provide mitigation against any significant visual impact that the dormer window may have, in this particular case.

The side gable wall design of the dwelling, which forms the boundary, will provide a contemporary façade and will break up the standard concrete block wall that currently exists in this location. The gable wall design will comply with the Development Plan which states that *"corner sites should provide dual frontage in order to avoid blank facades and maximise surveillance of the public domain"*. The proposed landscaping will also add to the variety and amenity of the area.

The appellant states that the materials proposed do not accord with the existing houses. The materials chosen are contemporary. I note that the recent permission granted for a corner house at no.1 Springfield Road (SDCC Reg. Ref. SD14A/0240) proposes similar render, brick and metal finishes to deliver a contemporary solution.

I am satisfied that the design and materials proposed would be acceptable from a visual amenity perspective and would not injure the visual amenities of the area.

Parking

The proposal provides for a 'shared parking' arrangement with the dwelling at no.30 and the property boundaries are not clearly defined. I would have concerns that this could have a negative impact on the amenities of future occupiers, but in terms of acceptable standards with respect to the number of spaces, I note that one parking space for each dwelling was deemed acceptable by the Planning Authority. The design of the 'shared parking' has been influenced by the need to safeguard the mature 'monkey puzzle' trees. The roadway is of sufficient width to provide for

parking on either side of the road, as well as allow for two-way traffic and there would appear to be sufficient space to accommodate on-street parking, this far into the estate.

I am satisfied that that one parking space for each dwelling is sufficient in this particular case.

Other issues

The wording of the statutory notices was referred to in the appellant's documentation. The appellant states that it is misleading with respect to the description of the development as a two storey house, rather than a three storey because of the attic room. I am of the opinion that the wording is not misleading and clearly identifies the attic room, as well as the standard two storey nature of the dwelling.

7.2. Appropriate Assessment

Having regard to the nature and scale of development proposed and to the nature of the receiving environment, namely an urban and fully serviced location, 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 reasons and considerations as set out below.

9.0 Reasons and Considerations

Having regard to the location of the site on residentially zoned lands in the current South Dublin County Development Plan 2016-2022, to the compliance with the development standards for dwellings in side gardens, and to the compliance with

dwelling size and private open space standards of the Development Plan, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application [as amended by the further plans and particulars submitted on the 3rd day of May 2016], 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. Details of the materials, colours and textures of all the external finishes to the proposed dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures, protection of the existing trees (both within the site and the on-street trees) during the construction phase and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Ciara Kellett
Senior Planning Inspector

5th September 2016

Appendix A: Location Maps and Photographs.

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