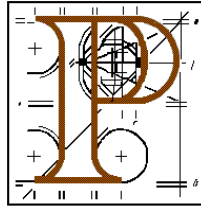


An Bord Pleanála



Inspector's Report

Appeal Reference No. **PL29N.246773**

Development: Construction of a first floor extension to the fore and side of existing house and above and forward of extension already permitted under Reg. Ref. 4298/15 at 547 Howth Road, Raheny, Dublin 5.

Planning Application

Planning Authority: Dublin City Council

Planning Authority Reg. Ref.: 2634/16

Applicant: Geraldine Owens

Planning Authority Decision: Refuse

Planning Appeal

Appellant(s): Geraldine Owens

Type of Appeal: 1st Party

Observers: None

Date of Site Inspection: 02/09/2016

Inspector: **L. Dockery**

1.0 SITE LOCATION AND DESCRIPTION

- 1.1 The subject site, which has a stated area of approximately 690 square metres, is located on the southern side of Howth Road, Raheny, Dublin 5. This stretch of roadway is characterised by a mix of house types and styles.
- 1.2 The subject site is located immediately to the west of Sheiling Square residential development. The site contains a two-storey, semi-detached dwelling, with an existing stated floor area of 153 square metres, with an additional 135 square metres approved.

2.0 PROPOSED DEVELOPMENT

- 2.1 The proposed development comprises
- The construction of a first floor extension to the fore and side of an existing house, and above and forward of an extension already permitted under Planning Reference No. 4298/15.
- 2.2 The stated area of the additional space is 5 square metres. It extends 2 metres past the original front building line of the property but the same amount as that permitted at ground floor under Reg. Ref. 4298/15. The additional floor area results in the enlargement of a previously permitted bedroom. A hipped roof is proposed over this proposed element.

3.0 PLANNING AUTHORITY'S DECISION

Permission REFUSED for one reason as follows:

1. Having regard to the Residential Quality Standards as set out in Section 17.9.8 'Extensions & Alterations to Dwellings' as supplemented by Appendix 25 'Guidelines for residential Extensions' of the Dublin City Development Plan 2011-2017 which gives guidance in relation to proposals for extensions and alterations to dwellings, it is considered that the development of the proposed front 1st floor extension, as previously omitted by

condition from Reg. Ref. 4298/15, would due to its prominent projection forward of the primary common building line of the paired semi-detached arrangement and the local character grouping would constitute an incongruous and visually obtrusive form of development. The proposed development would therefore over dominate and undermine the character of the extended subject dwelling and that of the semi-detached arrangement and therefore would contravene the provisions of the current Development Plan, seriously injure the amenities of the area and depreciate the value of property in the vicinity and by itself and by the precedent it would set, would be contrary to the proper planning and sustainable development of the area.

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:

- Contends that proposed projection is not forward of the common building line, by virtue that the proposed bedroom is directly above existing garage
- Contends that proposal would not be incongruous or visually obtrusive form of development as it is in excess of 21 metres from the public footpath- at such a distance the deviation from the line of the main body of the house is inconsequential- existing site has mature landscaping on the boundary with the public roadway- house is well secluded from public realm
- Considers that design of proposal is in keeping with design of existing and adjoining properties

- Planning authority are satisfied with aesthetics of proposed front extension noting an improvement from previous application; also satisfied that the development has no consequential impact on access to daylight and sunlight, overlooking or overbearing impacts
- Two adjacent properties have not made observations- letter of support from adjoining property at submission stage
- Planner's report recommending a joint application between the two properties, indicates that the planning authority would be open to addressing this development
- Contends that proposal is subordinate to main dwelling with regards to height and width
- Proposal not prominent from public realm
- Replication of roof profile, details, window proportioning and finishes are exactly as that existing.
- Appropriate for the design of an end of terrace to make a deviation from the norm
- No concerns regarding overlooking
- Considers there to be precedence for similar in the area

6.0 RESPONSES

6.1 None

7.0 OBSERVATIONS

7.1 None

8.0 PLANNING HISTORY

4298/15

Permission GRANTED for two-storey extension to side and fore, dormers to rear, amendments to front elevation and other associated site works

Of relevance to this current file is Condition No. 4(a), which reads as follows:

- a. The 1st floor element of the proposed front extension shall be omitted and a window not exceeding the height or width of existing bedroom 3's front first floor window with replicated cill detail shall be installed in a new recessed elevation aligned with the existing dwelling's front 1st floor building line

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 consider 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 appropriate alteration and extension to an existing dwelling house to be acceptable in principle.

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. The reason for refusal which issued from the planning authority cited concerns that due to its prominent projection forward of the primary common building line of the paired semi-detached arrangement and the local character grouping, the proposal would constitute an incongruous and visually obtrusive form of development. They also raised concerns relating to the dominance of the proposal and concerns regarding visual amenity.

10.2.2 I note that this element of the proposal was omitted by Condition 4(a) of 4298/15. Having examined the proposal before me, I do not have issue with the proposed works. They are considered to be minor in nature. The street is characterised by dwellings of varying forms and styles. A number of other properties along the roadway have similar type projections and roof profiles. An apartment block is located immediately to the east of the site. The subject site is well screened from the public roadway, although I acknowledge that this screening may be removed at any time. Having regard to all of the above, I consider the proposed works to be acceptable and consistent with the proper planning and sustainable development of the area.

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 RECOMMENDATION

11.1 I recommend that planning permission be GRANTED for the reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the provisions of the Dublin City Development Plan 2011-2017 and to the nature, form, scale and design of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not adversely affect the residential or visual amenities of the area, would not lead to the depreciation of property values and would integrate well with other properties in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

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 external finishes of the proposed extensions including roof tiles/slates shall be the same as those of the existing dwelling in respect of colour and texture.

REASON: In the interest of visual amenity.

L. Dockery

Planning Inspector

05th September 2016