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Bord  
Pleanála

## Inspector's Report PL91.246929.

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<b>Development</b>	The provision of a pitched roof to existing flat roof side extension and garden shed and all ancillary site works at 151 Ballinacurra Gardens, Limerick.
<b>Planning Authority</b>	Limerick City and County Council.
<b>Planning Authority Reg. Ref.</b>	16/65.
<b>Applicant(s)</b>	John Quinn.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Grant Permission subject to conditions.
<b>Appellant(s)</b>	John Quinn.
<b>Type of Appeal</b>	First party versus condition.
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	1 September 2016.
<b>Inspector</b>	Stephen Rhys Thomas.

## **1.0 Site Location and Description**

- 1.1. The appeal site is located in the established residential area of Ballinacurra Gardens in the southern suburbs of Limerick City. The area is characterised by two storey semi-detached houses with gable roof profiles and most with garages to the side. The building finish of the dwellings in the vicinity is a combination of smooth and roughcast plaster with brick or stone cladding detail to gable panels, around doorframes and porches.
- 1.2. The appeal site is located at the end of a short cul-de-sac. The side elevation faces onto a playing pitch. For the most part the finishes applied to the main part of the dwelling are similar to other houses in the vicinity. The single storey flat roof extension to the side of the dwelling and side shed are entirely clad with stone matching the architectural gable panel.
- 1.3. Appendix 1 contains site location map and relevant photographs.

## **2.0 Proposed Development**

- 2.1. Permission is sought for the provision of a pitched roof profile to a garden shed and side extension, proposed tiles are to match existing. Subsequent to a request for additional information, proposed development includes the retention of a decorative stone cladding applied to the side extension and garden shed.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

The Planning Authority decided to grant permission subject to conditions, the relevant condition is summarised below:

- Condition 3 refers to a requirement to plaster over the stone cladding within three months of the final grant of permission.

### 3.2. **Planning Authority Reports**

#### Planning Report

Basis for the planning authority's decision. Report includes:

A request for additional information which relates to the re-advertisement of the proposal to include a full extent of the works proposed; the retention of the stone cladding to the side extension. The submission of revised drawings which show the extent of the stone cladding, if its retention is desired.

A subsequent report makes reference to a request for additional information and recommends a grant of permission subject to conditions.

### 3.3. **Other Technical Reports**

Environment Department (Pollution Control) Report - no objections subject to standard technical conditions.

### 3.4. **Third Party Observations**

There were no third party observations.

### 4.0 **Planning History**

4.1. **Planning register reference P10/770207**, permission granted for a sunroom to the rear of the dwelling.

### 5.0 **Development Plan**

5.1. Limerick City Development Plan 2010-2016

The appeal site is subject to zoning objective 2A Residential - To provide for residential development and associated uses.

5.2. Dwelling Extensions

The design and layout of extensions to houses should have regard to the amenities of adjoining properties particularly as regards sunlight, daylight and privacy. The character and form of the existing building should be respected and external finishes and window types should match the existing.

*Proposed Extension design shall comply with the following:*

- o Follow the pattern of the existing building as much as possible.
- o Be constructed with similar finishes and with similar windows to the existing building so that they will integrate with it.
- o Roof form should be compatible with the existing roof form and character. Traditional pitched roofs will generally be appropriate when visible from the public road. High quality mono-pitch and flat-roof solutions will be considered appropriate providing they are of a high standard and employ appropriate detailing and materials.

Appendix 1 contain a relevant zoning map.

## **6.0 Natural Heritage Designations**

None relevant to this suburban site.

## **7.0 The Appeal**

### **7.1. Grounds of Appeal**

The grounds of appeal can be summarised as follows:

- Visual amenity is enhanced by the cladding material and there are other examples of similar finishes in the area.

- The location of the dwelling is at the end of a cul-de-sac and so therefore sight of the roof can only be had from the GAA grounds.

## 7.2. **Planning Authority Response**

Reiterates that the design and scale of the proposed development, together with the proposed cladding, is considered to be inappropriate in this context.

## 7.3. **Observations**

None.

## 8.0 **Assessment**

- 8.1. Having regard to the nature and scale of the development and the specific issue arising, that being a first party appeal against Condition number 3 of the planning authority decision, I am of the opinion that the determination of the application as if it had been made to the Board in the first instance is not warranted. In that regard I note the provisions of section 139 of the Planning & Development Act 2000 (as amended). This assessment will therefore be confined to the specific appeal of Condition number 3 of the planning authority decision.

I consider the key issues in determining this appeal are as follows:

- Visual amenity/design
- Appropriate Assessment

## 8.2. **Visual Amenity/Design**

- 8.2.1 Ballinacurra Gardens in which the appeal site is located is a well established residential area, dating from the early 1970s. The house types are mostly semi-detached with gable roof profiles and a variety of elevational finishes. There is a mixture of smooth and roughcast plaster which combine architectural motifs in the form of brick or stone clad panels at the gable end, around door frames and utilised

in later porch additions. The appeal site is located at the end of a short cul-de-sac, adjacent to playing pitches. The main dwelling has a stone clad panel at its gable end like others in the vicinity. However, the stone cladding has been extended to a single storey flat roof side extension and side shed. I note that from photographs supplied by the applicant, that the stone cladding previously used in the gable end panel has been replaced to match the cladding material used in the side extension and shed.

8.2.2 The applicant proposes to attach a pitched roof to the replace the flat roof currently in situ on the single storey side extension and side shed. In the process of the application, the planning authority noted the use of a stone cladding to the side extension and required its inclusion in the development proposal and its omission by condition number 3, in the interests of visual amenity. To my mind, the visual amenity associated with this residential estate is one of a mixture of elevational finishes applied to dwellings which are broadly similar in terms of scale and massing. The predominant character of the area is one of semi-detached houses of similar size and with pitched roof profiles. In this respect, I note that the form and massing of the single storey flat roof extension is somewhat out of character with the wider area and this is accentuated by the liberal use of stone cladding. I anticipate that the addition of a tiled and pitched roof to the existing flat roof side extension will do much to improve its appearance and restore visual amenity in the area, such as it is. As I consider that it is scale and massing, not finishes that define the area as a whole, I am satisfied that the addition of a pitched and tiled roof will do much to soften the visual appearance of the side extension. I do not consider that it is necessary to remove or plaster over the stone cladding applied to the side extension as I believe it will not impact upon visual amenity once the pitched roof has been constructed. I consider, therefore, that condition 3 should be omitted.

### 8.3. **Appropriate Assessment**

Having regard to the nature and scale of the proposed development and the development it is proposed to retain within an established urban environment, no Appropriate Assessment issues arise and it is not considered that the development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

## 9.0 **Recommendation**

- 9.1. I recommend that the Board consider the appeal in the context of section 139 of the Planning & Development Act 2000 (as amended). I further recommend that the Board direct the planning authority to remove Condition No. 3.

## 10.0 **Reasons and considerations**

Having regard to the design and nature of the pitched roof proposed and the existence of similarly designed side extensions with mixed external finishes in the vicinity, it is considered that the proposed development would not seriously injure the visual amenities of the area, and that therefore the said condition is not warranted in this instance.

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Stephen Rhys Thomas  
Planning Inspector

2 November 2016