



An
Bord
Pleanála

Inspector's Report PL06S.247271

Development	Demolition of annex, construction of lean-to extension, replacement of hipped roof with gabled roof, rooflight to rear, internal staircase to attic.
Location	6 Templeroan View, Knocklyon, Dublin 16.
Planning Authority	South Dublin County Council.
Planning Authority Reg. Ref.	SD16B/0207
Applicant(s)	Joseph and Catherine Marshall
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party vs. refusal
Appellant(s)	Joseph and Catherine Marshall.
Observer(s)	None
Date of Site Inspection	2nd December 2016
Inspector	Ciara Kellett

1.0 Site Location and Description

- 1.1. The appeal site is located in Templeroan View which is located approximately 1.3km east of the M50 Motorway and approximately 1km south of Firhouse Road. The area is characterised by well established, medium density, two storey, semi-detached suburban type housing. Templeroan View overlooks a large green area. Boundary treatment to the front of most of the houses comprises a low blockwork wall (approx. 0.5m in height) with redbrick pillars and gates. The roadway is of sufficient width to provide for on-street parking, as well as allow for two-way traffic. Access to Sancta Maria College is to the south of Templeroan View.
- 1.2. The appeal site, no. 6 Templeroan View, is located midway along the road on the eastern side. It is one half of 6 pairs of semi-detached dwellings. An extension to the school is currently under construction to the rear of Templeroan View.
- 1.3. Appendix A includes maps and photos.

2.0 Proposed Development

Permission is sought for the demolition of an existing single storey kitchen/breakfast annex to the rear of the house and to replace it with a single storey lean-to extension containing a bedroom/bathroom suitable for use by a disabled person and a reconfigured kitchen/dining and living space. In addition, permission is sought to replace the existing hipped roof with a gabled roof containing additional rooflights to the rear and an internal staircase leading to expanded attic storage space.

The rear extension will run the full length of the garden up to the rear boundary wall and is stated as being 49.47sq.m. The overall site area is stated as being 0.0196Ha.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to refuse permission for the following reason:

1. The proposed development would seriously injure the amenities of property in the vicinity as follows:
 - a. The proposed rear extension would have a negative impact on the adjoining dwelling, Number 5, by way of overbearing impact (the proposed extension would extend beyond the rear building line by 11 metres and extend along the entire length of the common boundary and up to the rear garden boundary).
 - b. The configuration/layout and depth of private amenity maintained to the rear of the dwelling would provide a poor level of external amenity space for the occupants of the dwelling at 6 Templeroan View (approximately 23sq.m).
 - c. The change in roof profile from a full hipped roof to a pitch roof would be out of character with the area and have a negative impact on the visual amenity of the semi-detached dwellings. Such development would materially contravene the South Dublin County Development Plan 2016 – 2022 policy and objectives set out in the House Extension Design Guidelines 2010, and the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

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

- Area is zoned RES '*To protect and/or improve residential amenity*'. Considers development of an extension is permitted in principle subject to its design being in accordance with relevant provisions of the Plan.
- Considers the proposed rear extension which extends beyond the building line by 11m and extends along the entire north-west boundary with the neighbouring property would be obtrusive, overbearing and out of character with structures in the immediate vicinity.
- Considers that due to the length of the extension and height of 2.3m, rising to 3.3m, would have an overbearing negative impact on residential amenity of both the occupants of the application site and the adjoining dwelling.

- Extension is over-dominant in appearance and of excessive size relative to the size of the garden.
- Proposed change in roof profile would negatively alter the overall appearance of the semi-detached group of dwellings.
- Development Plan standard for a garden for 4 bedroomed house is 70sq.m – proposed space is 23sq.m.
- Recommends a refusal of permission.

3.2.2. Other Technical Reports

- Environmental Services Department – Surface Water – No objection subject to conditions.
- Irish Water – No objections subject to conditions.

3.3. **Third Party Observations**

Two submissions were received from neighbours – one in support of the proposal (no.1 Templeroan View) and another objecting (no.5 Templeroan View). In summary, the objection states:

- Proposed extension is out of scale in relation to existing dwelling and takes up the full length of the adjoining boundary wall with an excessively high mono pitch roof which will block out the already limited sunlight in the evening.
- Incorporates a chimney that is on drawings but not noted anywhere.
- Concerns in relation to common boundary wall during construction - it is incorrectly drawn – it bears down on a common valley gutter.
- Private open space falls well short of the Development Plan standards.
- Works involve alterations to common roof to the rear and there could be weather ingress at boundary wall.
- No contiguous streetscape elevation showing adverse effect the hipped roof will have making their house look out of character and in turn unfairly reduce in value their home.

4.0 Planning History

S00B/0605, ABP Ref. PL06S.122601– 6 Templeroan View - Permission refused for an attic conversion with related roof alterations in July 2001.

5.0 Policy Context

5.1. Development Plan

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

Chapter 2 refers to housing and Chapter 11 refers to Implementation. The Council has also produced guidance in the form of 'House Extension Design Guide'.

Sections 2.4.1 of Chapter 2 consider residential extensions.

Policy H18 Objective 1 states: *To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).*

Section 11.3.1(iv) of Chapter 11 provides information in relation to private open space standards and states that open space should be located behind the front building line of the house. Table 11.20 notes that minimum open space of 60sq.m and 70sq.m is required for three and four bedroomed houses respectively. Section 11.3.3 considers Additional Accommodation. Section 11.3.3(i) states with respect to Extensions: *The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.*

The House Extension Design Guide produced by the Council provides advice on different types of extensions. Chapter 4 is entitled *Elements of Good Extension Design*. Of relevance to the subject application is the advice provided for rear extensions. It states that rear extensions should match or complement the style, material and details of the main house unless there are good architectural reasons for doing otherwise. They should match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not

prominent from a nearby public road or area and enough rear garden should be retained.

There is also general advice provided with respect to overlooking, overshadowing and overbearing impact.

5.2. **Natural Heritage Designations**

There are no designated areas in the vicinity. The Glenasmole Valley SAC (Site Code 001209) is c.6km to the south-west.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

The first party appeal against the planning authority's decision to refuse permission is accompanied by a letter of support from a neighbour in no.1 Templeroan View and a letter from St. Michael's House outlining their son's needs in terms of accommodation. In summary, the planning points made in the appeal state:

- Due to the needs of the applicants severely disabled adult son a downstairs bedroom and bathroom with very extensive hoists and lifting equipment is required which necessitates the unusually long extension. To mitigate and minimise any overbearing impact the mono pitched roof was designed with a low eaves height of 2.3m at the boundary wall. The highest point is 3.7m away from the boundary. Proposed roof is not injurious to amenity of no.5 – the biggest injury is the large school extension being built to the rear of all the houses on Templeroan View.
- Rear amenity space is meaningfully designed open space which allows much greater integration with the garden. The house with the newly designed extension will have a total of 90sq.m of private open space and the house faces a vast and accessible public open space to the front.
- The change in roof profile is now very common and plenty of precedent exists. A one storey hipped roof to the rear reflects a very conservative view - the proposed extension is very high quality contemporary design.

- The existing back to back extensions at no's. 5 and 6 have extensive problems with water ingress.

6.2. **Planning Authority Response**

The planning authority confirmed its decision and considered that the issues raised in the appeal have been considered in the planner's report.

7.0 **Assessment**

7.1. I consider the key issues in determining this appeal are:

- Residential and Visual Amenity
- Appropriate Assessment

7.2. **Residential and Visual Amenities**

The development is located in an area zoned RES: 'To protect and/or improve residential amenity'. In this zone residential extensions to an existing dwelling are considered an acceptable development in principle, and objective H18(1) states that the Council will favourably consider proposals to extend existing dwellings subject to protection of residential and visual amenities.

There are two distinct elements to this proposal and I will address each in turn – the attic space/roof profile, and the rear extension.

Attic Space/Roof Profile:

The area is characterised by well established, medium density, two storey, semi-detached suburban type housing. The houses present a very uniform look and have not been altered substantially by the occupiers. All of the roofs on Templeroan View are hipped, and to introduce a pitched roof midway along the street would be to introduce a discordant element into the street. It would detract from the appearance and rhythm of hipped roof houses in a visually prominent location. It would be out of character with the area and would have a negative impact on the visual amenities of the area.

Rear Extension:

The extension runs the full length of the boundary wall between the two adjoining houses right up to the rear wall. The design has attempted to mitigate the potential overbearing effect by sloping the roof from 2.3m at the shared boundary wall to 3.3m at maximum height. Due to the orientation of the house, this is likely to result in an increase of overshadowing and will have an overbearing effect on the adjoining property.

Notwithstanding the scale of the extension, the private open space behind the front building line would be substantially below the requirements of the Development Plan. The Plan requires a minimum of 60sq.m for a three bedroomed house and 70sq.m for a four bed roomed house. The size of the back garden is already limited. The addition of the rear extension would significantly reduce the private open area to approximately half the Plan requirements, c.30sq.m.

I acknowledge the clear needs of the applicant for additional ground floor accommodation, however, the current design as proposed would have a serious negative impact on the residential and visual amenities of the area and on property in the vicinity.

7.3. 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 refused for the reasons and considerations as set out below.

9.0 Reasons and Considerations

Having regard to the limited size of the site and the scale of development proposed, it is considered that the proposed development would result in an unsatisfactory

standard of residential amenity for future and existing occupants of the house and result in overdevelopment of the site by reason of inadequate provision of good quality private open space. The proposed development would seriously injure the residential and visual amenities of property in the vicinity by reason of overshadowing and overbearing impact.

The proposed roof design would constitute a visually discordant feature that would be detrimental to the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Ciara Kellett
Inspectorate

2nd December 2016