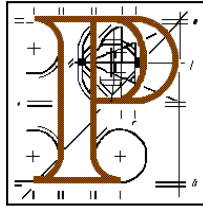


An Bord Pleanála



Inspector's Report

Appeal Reference No: 06D.247324

Development: Permission for the construction of extension, garden shed, raising of garden wall and widening of vehicular entrance at 7 Larchfield Road, Goatstown, Dublin 14.

Planning Application

Planning Authority: Dun Laoghaire Rathdown Co. Co.
Planning Authority Reg. Ref.: D16A/0283
Applicant: Panavotis and Sophia Christopoulos
Planning Authority Decision: Grant permission

Planning Appeal

Appellant(s): Panavotis and Sophia Christopoulos
Type of Appeal: First Party against condition
Observers: None
Date of Site Inspection: 12th December 2016

Inspector: Emer Doyle

1.0 SITE LOCATION AND DESCRIPTION

The appeal site is located at No. 7 Larchfield Road, Goatstown, Co. Dublin.

The site has a stated area of 0.0395 hectares and consists of a two storey semi-detached dwelling with a single storey element. There is a mix of house types in the area. The site is partially on a corner and is quite prominent in terms of views from the public road.

2.0 PROPOSED DEVELOPMENT

The proposed development comprises of the following:

- (a) The construction of a new pitched roof to the front elevation at ground floor level.
- (b) A single storey extension to the rear of the existing single storey element to the side and rear elevation and associated rooflight.
- (c) A new pitched roof over the existing single storey element to the front and side elevation at ground floor and associated rooflights.
- (d) Conversion of attic with associated dormer to the rear and the side.
- (e) Rooflight to front elevation.
- (f) Single storey pitched roof garden shed.
- (g) Raising of garden wall between No. 5 and No. 7 to 2m high.
- (h) Widening of existing vehicular access to 3.5m.

3.0 PLANNING HISTORY

PA D12B/0281

Previous application for extension withdrawn.

4.0 PLANNING AUTHORITY DECISION

4.1 TECHNICAL REPORTS

Planning Report

The planner's report noted that one submission was received. Concern was expressed primarily regarding the design of the dormer windows. Further information was sought on this point and other items including finishes, elevation drawings for the shed and drainage. The planner concluded that whilst the other elements of the proposal were acceptable, the dormer windows were not acceptable and should be omitted from the grant of permission.

Transportation Section

No objection subject to conditions.

Surface Water Drainage Section

Further Information Required- report dated 23rd May 2016.
Second report dated 12th August 2016 noted the response to the Further Information Request and stated that there was no objection subject to conditions.

4.2 Planning Authority Decision

Dun Laoghaire Rathdown County Council issued a notification of decision to grant permission subject to 9 No. conditions.

Condition No. 2 is as follows:

The proposed conversion of attic with associated dormer to rear and sides shall be omitted.

Reason: In the interests of consistency with Section 8.2.3.4 (Additional Accommodation in Existing Built-up Areas) (i) Extensions to Dwellings) of the County Development Plan 2016-2022, the visual amenity and the proper planning and sustainable development of the area.

5.0 GROUNDS OF APPEAL

The first party appeal against Condition No. 2 can be summarised as follows:

- The scale of the windows was significantly reduced at further information stage which does not appear to have been taken into account by the planner.
- There are a number of precedents in the area.
- No overlooking is possible at this location.
- The proposal is in keeping with section 8.2.3.4 of the current Development Plan.
- It is requested that the Board retract Condition No. 2.

6.0 RESPONSES/OBSERVATIONS TO GROUNDS OF APPEAL

6.1 Planning Authority Response

The Board is referred to the planner's report and it is considered that the grounds of appeal do not raise any new matter which, in the opinion of the Planning Authority would justify a change in attitude to the proposed development.

6.2 Observations

None.

7.0 POLICY CONTEXT

The Dun Laoghaire Rathdown Development Plan 2016 - 2022 is the operative County Development Plan for the area.

Zoning

The site is located within an area zoned as Objective A 'To protect or improve residential amenity.'

Section 8.2.3.4 Additional Accommodation in Existing Built-up Areas.

The site is located within the boundary of the Goatstown Local Area Plan 2012.

8.0 ASSESSMENT

Further to my examination of the planning file and the grounds of appeal that relate to one condition only i.e. Condition No. 2 of the notification of decision of the planning authority to grant permission, and having assessed the documentation and submissions on file, I consider it is appropriate that the appeal should be confined to this single condition. Accordingly, I am satisfied that the determination by the Board of this application as if it had made to it in the first instance would not be warranted and that it would be appropriate to use the provisions of Section 139 of the 2000 Act in this case.

Condition No. 2 requires that the *proposed conversion of attic with associated dormer to the rear and side shall be omitted.*

The Local Authority Planner in their report considered whilst there was no objection to the conversion of the attic to habitable accommodation, it was considered that the two dormers did not comply with the development plan. It was considered that the side dormer in particular forms a dominant part of the roof.

In my view the main consideration in this case relates to visual impact and the precedent that the proposed development would set if granted in accordance with the drawings submitted. Two drawings have been submitted – the original drawing dated the 25th of April 2016, and revised drawings submitted dated 2nd of August 2016. This site is partially located on a corner and is very visible from the public realm. I am concerned that the dormer window to the side would form an overly dominant part of the roof, would be visually incongruous and would represent an overbearing feature in the streetscape if permitted.

In terms of design, whilst I consider that whilst the original drawing is more dominant, it is a design that I personally prefer as it has a larger window opening and a full dormer box to the front. The second design submitted provides for a roof light within a dormer box with the impact reduced to the front but in my view the design is not as attractive. I do not consider that there is an overlooking issue at this location due to the layout of the site and existing development in the area. However, I consider that both designs are obtrusive and visually dominant. Furthermore if granted, it would set an undesirable negative precedent for similarly scaled developments in the vicinity and would, therefore, be contrary to the proper planning and development of the area.

With regard to precedent in the area, I refer the Board to the three examples referred to in the appeal which are all in very close proximity to the site. I visited all examples on the site inspection. The images of Figures 1 and 2 of No. 4 Larchfield Road are taken from over the premises and from an adjacent road to the side. The dormer is largely to the rear of the gable roofed house and I was unable to view it properly from the front of the house. It was necessary to go into the garden of the adjoining house and to get a good view of the site. The extension can also be viewed from Goatstown Road around the corner from the site and on the approach from Larchfield Road but I would consider it to be a dormer design of good quality consistent with the Development Plan requirements. I refer the Board to the photograph of the front of this house submitted with the F.I. Response which is an accurate image of the view from the front of the house.

The second example is a similar type of hipped roof house at No. 53 Larchfield Road. This is an example granted permission many years ago under D94B/0113 and not of high quality and is not a good precedent for the area. Furthermore, I consider that the proposed dormer for No. 7 Larchfield Road would be more visually dominant than the existing dormer at this location.

The third example is on the adjoining Goatstown Road. I refer the Board to the images submitted which are not what is visible from Goatstown Road. The site is screened with mature trees and the dormer is very low over the front of the house and is barely visible from Goatstown Road. In order to get a good view of this house, it was necessary to inspect same from a newly built housing estate to the rear as good views were not possible from the front due to the existing screening and the design of the dormer.

In sum, having inspected all three examples, I am of the view that the proposed design would be considerably more visually dominant from the public realm than the examples cited as precedent and would set an entirely negative new precedent for the area. As such, I consider that the attachment of condition No. 2 is warranted in order to protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.

9.0 CONCLUSION & RECOMMENDATION

Having regard to the nature of the condition the subject of the appeal and based on the reasons and considerations set out below, I am satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and recommend that the said Council be directed under subsection (1) of section 139 of the Planning and Development Act, 2000 to **ATTACH** Condition Number 2 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the zoning objective for the area as set out in the Dun Laoghaire Rathdown County Development Plan 2016 - 2022, the established pattern of development in the area and the nature, scale and design of the proposed development, it is considered that the attachment of condition number 2 is warranted in order to protect the visual amenities of the area and in the interest of the proper planning and sustainable development of the area.

Emer Doyle
Inspector
13th December, 2016.