



An
Bord
Pleanála

Inspector's Report PL29S.247330

Development	Two-storey extension to rear, dormer to rear roof slope and velux window to front roof slope.
Location	14 Walkinstown Parade, Walkinstown, Dublin 12.
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	3297/16
Applicant(s)	Jonathan & Jane Gilligan
Type of Application	Permission
Planning Authority Decision	Grant permission subject to conditions
Type of Appeal	Third Party
Appellant(s)	Stuart Campbell and Karen O'Neill
Observer(s)	None
Date of Site Inspection	14 th December 2016
Inspector	Rónán O'Connor

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1.0 Site Location and Description

- 1.1. The appeal site is a two-storey mid terrace residential property located on the eastern side of Walkinstown Parade. The property is served by a relatively deep rear garden and a smaller garden to the front. Parking is provided on-street. The surrounding area is primarily residential in nature.
- 1.2. There is an area of communal open space to the front of the property, with residential properties to the side and rear.

2.0 Proposed Development

- 2.1. The proposed development comprises of the following elements:
 - Two-storey rear extension with set-back at first floor level.
 - Dormer window to rear roof slope
 - Roof light to front roof slope

3.0 Planning Authority Decision

3.1. Decision

Grant permission subject to 8 no. conditions. The most significant of these conditions in the context of the current appeal are as follows:

Condition 2 –

- Apex of the dormer box extension to be set a minimum of 200mm below the existing ridge line.
- Width of the dormer shall be reduced to a maximum of 3m,
- Depth of rear extension to be reduced to a maximum of 3.5m at first floor level.
- Existing rear facing first floor bedroom shall not be used as a bedroom without provision of a vertical window.
- Omission of the proposed velux window to front.

3.2. **Planning Authority Reports**

3.2.1. Planning Report

- Expressed concern in relation to the scale of the proposed dormer and recommended a reduction in scale by way of condition.
- Attic extension should be confined to non-habitable purposes by way of condition.
- First floor rear extension should be reduced in scale.
- Velux roof to the front plane of the house should be omitted.
- A grant of permission with conditions is recommended.

3.2.2. Other Technical Reports

Drainage – No objection

3.3. **Prescribed Bodies**

None

3.4. **Third Party Observations**

The Planning Authority received two letters of objection. The issues raised are covered in the grounds of appeal.

4.0 **Planning History**

None

5.0 **Policy Context**

5.1. **Development Plan**

The site is located in an area that is zoned Objective Z1 under the provisions of the Dublin City Development Plan 2016-2022. Under this land use zoning objective residential development is a permissible use.

Relevant policies and standards of the Dublin City Development Plan 2016-2022 include:

- Paragraph 16.1.2 of the Plan relates to Residential Quality Standards
- Paragraph 16.10.12 of the Plan relates to extensions to residential properties
- Appendix 17 of the Plan provides guidance on residential extensions and roof extensions

5.2. **Natural Heritage Designations**

None

6.0 **The Appeal**

6.1. **Grounds of Appeal**

The grounds of appeal, as submitted by the occupiers of No. 16 Walkinstown Parade, directly to the north of the appeal site, are as follows:

- Condition 2 does not reduce the extension sufficiently so as to mitigate the impact on the appellant's property, namely the impact on daylight/sunlight levels to the property.
- Fire safety concerns in relation to the converted attic space and the reduction of the floor to ceiling height also raises concerns.
- The proposed ground floor extends over the boundary of the appellant's property.

6.2. **Applicant Response**

None received.

6.3. **Planning Authority Response**

None received.

6.4. Observations

None received.

7.0 Assessment

7.1. The following assessment covers the points made in the appeal submission, and also encapsulates my *de novo* consideration of the application. The main planning issues in the assessment of the proposed development are as follows:

- Principle of Development
- Design
- Visual and Residential Amenity

7.2. Principle of Development

7.2.1. The proposed development refers to the extension of an existing dwelling located in an area zoned Zone Z1 'To protect and improve residential amenities'. In such zones residential extensions and alterations to an existing dwelling for residential purposes are permissible uses.

7.2.2. As such the proposed extensions are acceptable in principle subject to all other planning considerations being satisfactorily addressed.

7.3. Design

7.3.1. The proposed ground floor element of the two-storey rear extension extends 5.5m in depth and the first floor element extends 4.1m in depth. The proposed first floor element of extension is a maximum of 5.7m in height. The ground floor element extends beyond the upper floor and has a height of 3.6m sloping down to 2.6m. The reduction in depth of the first floor extension to a maximum of 3.5m, as required by Condition 2 of the planning authority's decision, is appropriate in this instance and will reduce the overall scale and bulk of the extension, with a subsequent improvement in its overall appearance and its relationship with the existing building. It is noted that there will be very limited visibility of the extension from the public realm.

- 7.3.2. The dormer element is 3.65m in width, 2.25m in depth and 1.5m in height. I consider the reduction in scale as required by Condition 2 of the planning authority's decision to be appropriate in this instance.
- 7.3.3. I concur with the view of the planning authority that the rooflight to the front of the property should be omitted as this is not in keeping with the appearance of surrounding properties and there are no examples of such development in the general area.
- 7.3.4. Subject to the reduction in scale of the first floor and dormer elements, the proposal is acceptable in design terms.

7.4. Impact on visual and residential amenity

- 7.4.1. The potential impacts relate to visual amenity, overshadowing of adjoining properties and the amenity of the existing rear facing bedroom of the existing property on the appeal site.
- 7.4.2. In relation to visual amenity, the ground floor element of the extension will have only a limited impact on the visual amenity of neighbouring properties. The visual impact of the first floor and dormer elements can be reduced by reducing the scale of these elements as per Condition 2 of the planning authority's decision. Subject to these reductions in scale, the visual impact of the proposed development is acceptable.
- 7.4.3. In relation to overshadowing, there will be no impact on the property to the south at No. 12 due to the orientation of the proposed extension to the north. In relation to the impact on No. 16 to the north, it is noted this property benefits from a large rear garden will allow sufficient daylight and sunlight to the rear windows of this property from an easterly aspect and south-easterly aspect. As such the impact on this property is not so adverse in this instance so as to warrant a refusal of permission, subject to the reduction in scale of the first floor extension.
- 7.4.4. The proposed extension at first floor level results in the loss of the window serving the existing rear facing first floor bedroom. I concur with the view of the planning authority that this bedroom should be provided with a vertical window and not solely served by a rooflight. This would necessitate a reconfiguration internally and can be required by condition.

7.4.5. I conclude that the impact on visual and residential amenity is acceptable subject to the reductions in scale and internal reconfiguration required by condition.

7.5. **Other issues**

7.5.1. I note the issues of fire-safety and encroachment on property boundaries have been raised by the appellants. These are not considered to be planning issues *per se* and are controlled by other areas of legislation.

8.0 **Recommendation**

8.1. In view of the above, it is recommended that permission be granted for the proposed development, subject to conditions.

9.0 **Reasons and Considerations**

Having regard to the residential zoning objective for the area, to the pattern of development in the area and to the scale and nature of the proposed development, it is considered that, subject to compliance with conditions below, the proposed development is acceptable having regard to design and would not seriously injure the visual or residential 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 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 interests of clarity.

2. The proposed development shall be amended as follows:
 - (a) The apex of the dormer box extension shall be set a minimum of 200 mm below the existing ridge
 - (b) The width of the dormer box extension at roof level shall be reduced to a maximum of 3.0 metres
 - (c) The depth of the first floor rear extension shall be reduced to a maximum of 3.5 metres from the rear elevation
 - (d) The proposed floor plan at first floor level shall be amended so as to provide the existing east facing, first floor bedroom with a vertical window (not a velux or roof light).
 - (e) The proposed velux window in the front plane of the roof of the house shall be omitted.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. The external finishes of the proposed extension (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

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Rónán O'Connor
Planning Inspector

22nd December 2016