



An
Bord
Pleanála

Inspector's Report PL29N.247379.

Development	Conversion of an existing attic space and construction of a dormer extension to the rear of the main roof and associated works.
Location	166 Kincora Road, Clontarf, D3.
Planning Authority	Dublin City Council.
Planning Authority Reg. Ref.	3395/16.
Applicant(s)	Peter Flynn.
Type of Application	Permission.
Planning Authority Decision	Refusal.
Type of Appeal	First Party
Appellant(s)	Peter Flynn.
Observer(s)	None.
Date of Site Inspection	25 th of January 2017.
Inspector	Karen Hamilton.

1.0 Site Location and Description

- 1.1. The subject site is located along Kincora Road, approx. 5km north east of Dublin City Centre, D3. Kincora Road runs from Clontarf west for approx. 1.4km and two storey dwellings align the road on each side.
- 1.2. The subject site is a two storey end of terrace dwelling with private front garden and a long linear rear garden. Vehicular access is available via a laneway to the side and rear.

2.0 Proposed Development

- 2.1. The proposed development includes the following:
 - The conversion of attic space for habitable accommodation.
 - The amendment of roof profile from hipped to gable end roof.
 - The inclusion of a Velux window on the front roof elevation.
 - The inclusion of a dormer window to the rear.

3.0 Planning Authority Decision

3.1. Decision

Decision to refuse permission based on a negative impact on visual and residential amenity.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the area planner reflects the decision to refuse permission and may be summarised as follows:

- There does not appear to be any other dwellings along the street with a gable ended roof apart from the adjoining No 168 Kincora Road.
- The proposed dormer window does not reflect the window pattern of the existing dwelling and is visually subordinate to the roof slope.

3.2.2. Other Technical Reports

Drainage Section – No object subject to conditions.

3.3. Prescribed Bodies

None received.

3.4. Third Party Observations

None received.

4.0 Planning History

Subject site

2604/16

Permission granted for retention of change of use (11m²) of existing garage structure for use as a home office (Reg. Ref 1167/91) and ground floor extension (54m²) to side and rear incorporating garage and boiler room.

1167/91

Permission granted to retain a garage with access from the laneway to the rear.

Adjoining site at 168 Kincora Road

29N.221048 (Reg. Ref 5385/06)

Permission granted for new single storey extension to front elevation, single storey sunroom to the rear, new extension at first floor, new gable wall at ridge level, new dormer roof to the rear and attic conversion.

Opposite side of Kincora Road

2765/08

Permission granted for attic conversion and dormer extension and associated works at 119 Kincora Road.

4468/09

Permission granted for attic conversion and dormer extension and associated works at 105 Kincora Road.

1161/14

Permission granted for rear extension, attic conversion, dormer window and associated works at 103 Kincora Road.

5.0 Policy Context

5.1. Dublin City Development Plan 2016-2022

5.2. The site is zoned as **Z1** *“To protect, provide and improve residential amenities”*

Section 16.10.12: Extensions and Alterations to Dwellings.

Appendix 17: Section 17.11 Guidance for Roof Extensions.

5.3. Natural Heritage Designations

The site is located approx. 500m from South Dublin Bay and River Tolka Estuary SPA and approx. 600. From the North Dublin Bay SAC.

6.0 The Appeal

6.1. Grounds of Appeal

The issues raised in the first party grounds of appeal may be summarised as follows:

- The proposed development is relatively minor in nature and the change to streetscape will not have any serious negative impact on the residential or visual amenities.
- A design statement has been included with photographic examples of other dwellings extended in the vicinity.
- The proposed dormer respects the existing dwelling and follows the same pattern of other dormers. The measurements for the dormer included in the planners' report were incorrect.

- The proposed development is in line with the policies of the development plan and represents efficient use of serviced lands.

6.2. **Planning Authority Response**

None received.

6.3. **Observations**

None received.

7.0 **Assessment**

8.0 The main issues of the appeal can be dealt with under the following headings:

- Impact on Visual Amenity.
- Impact on Residential Amenity
- Appropriate Assessment

Impact on Visual Amenity

8.1. The dwellings along Kincora Road are two storey semi-detached and terraced dwellings, many of which have differing styles and characteristics. The proposed development includes the conversion of the attic for habitable accommodation, change from a hipped roof to a gable end, a rear dormer and one Velux window on the roof of the front elevation. The grounds of appeal argue the proposed development will not have a negative impact on the visual amenity or streetscape as the works are minor in nature and in keeping with the character of the area. I note the external principle amendments to the dwelling include a change to the roof profile and a dormer window to the rear, I will deal with each of separately below.

8.2. Change of roof profile: There is a dominance of hipped roofs along the western section of Kincora Road although there has been a precedence for a number of dwellings to the east of the site for a change of roof profile. I note the adjoining dwelling has developed in a similar manner to the proposed development and includes a gable ended roof, which I do not consider has a negative impact on the streetscape or adjoining dwellings. I consider the amendment to the roof profile will

alter the appearance of the end of terrace dwelling although I do not consider it would seriously injure the character of the dwelling or streetscape.

- 8.3. Dormer Window: The proposed dormer window on the rear elevation is 4.6m in width and 2.4m in height. The reason for refusal refers to the over scaled bulk and mass of the dormer which would lead to an imbalanced form of development to rear elevation of the dwelling, therefore contrary to the provisions of the development plan. Section 17.11 of the current development plan includes guidance for dormer extensions. I note the number of permissions granted for dormer windows for existing dwellings along Kincora Road, in particular the adjoining site PL29N.221048 and on the opposite site of the road 2765/08, 4468/09 and 1161/14, all have similar styles of dormer windows which I do not consider have a serious negative impact on the surrounding area. I also note the location of the dormer to the rear of the dwelling will not be visible from the main road or any other public areas. I note that a large proportion of the original roof is not visible although I consider the dormer window is adequately subordinate to the roof slope and therefore in keeping with the appearance of the existing building. I also note Section 17.11 refers to the appropriate materials and window pattern, I consider the window pattern broadly follows the design of the existing dwelling although no specification for the materials has been submitted, I consider this can be addressed by condition. Therefore, based on the location and design, I do not consider the dormer window would have a negative impact on the visual amenity of the surrounding area.

Impact on Residential Amenity

- 8.4. The attic conversion will serve a bedroom and en-suite and includes two rear windows. The subject site is located 41m from the rear of the dwellings at Conquer Road. I note Section 17.11 requires dormer windows set back from the eaves to minimise their visual impact and reduce the potential for overlooking of adjoining properties and I consider the proposed development complies with this guidance. I note the location of dormer windows in the adjoining property and the distance from any properties to the rear and I do not consider the proposed development would cause any overlooking on adjoining residential properties.

Appropriate Assessment

- 8.5. The site is located approx. 500m from South Dublin Bay and River Tolka Estuary SPA and approx. 600. From the North Dublin Bay SAC, although, having regard to the nature and scale of the proposed development within a serviced urban area, 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 the conservation objectives of any European site.

9.0 Recommendation

- 9.1. I recommend that planning permission should be granted, subject to conditions, as set out below.

10.0 Reasons and Considerations

Having regard to the zoning objective, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

11.0 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 interest of clarity

2. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 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.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

Karen Hamilton
Planning Inspector

30th of January 2017