



An
Bord
Pleanála

Inspector's Report PL29N.247889

Development	Extensions to house and ancillary site works
Location	45 Foxfield Grove, Raheny, Dublin 5
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	3954/16
Applicant(s)	Paul & Emer Nolan
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	First Party
Appellant(s)	Paul & Emer Nolan
Observer(s)	None
Date of Site Inspection	30/03/2017
Inspector	Gillian Kane

1.0 Site Location and Description

- 1.1. The subject site is a two storey semi-detached dwelling located on the northern of Foxfield Grove, a mature residential area in the northern Dublin suburb of Raheny. The dwelling currently has a single storey garage to the side of the dwelling. A number of the dwellings in the wider area have extended to the side at first and ground floor levels, with varying designs and styles.
- 1.2. Photographs and maps are attached in Appendix 1.

2.0 Proposed Development

- 2.1. Permission was sought for the construction of a single storey rear kitchen extension, a two storey extension to the side, a new front porch with extended front room and other internal alterations.
- 2.2. Details provided in the application form are:
 - total site area 300sq.m.
 - floor area of buildings to be retained: 111sq.m.
 - floor area of proposed buildings: 57.9sq.m.
- 2.3. The application was accompanied by the following:

3.0 Planning Authority Decision

3.1. Planning Authority Reports

- **Planning Report:** Parapet walls in proposed rear extension should be omitted by way of condition. The proposed extension is considered to dominate the existing house, contrary to the development plan. Proposed extension should be stepped back 0.5m from the front building line and single storey side extension should be reduced to include the porch element only, lining up with the side elevation of the existing dwelling.
- **Drainage Division:** No objection subject to standard conditions.

3.2. **Third Party Observations**

- 3.2.1. One observation to the proposed development was submitted to the Planning Authority. The adjoining neighbour at no. 47 requested that the height of the rear extension be examined.

3.3. **Planning Authority Decision**

On the 14th December 2016 Dublin City Council issued a notification of their decision to grant permission subject to 9 no. conditions. Condition no. 3 of the decision states:

3. The development shall be revised as follows: i) The side extension shall be set back from the front building line of the existing dwelling by 0.5 metres. ii) The single storey front extension shall be reduced to width to 2.6 metres, include the porch element only and shall line up with the side (east) elevation of the existing dwelling. iii) The parapet walls to the sides of the rear, side and front extensions shall be omitted. Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority. Reason: In the interests of orderly development and residential amenity.

4.0 **Planning History**

No planning history on the subject site.

5.0 **Policy Context**

5.1. **Dublin City Development Plan 2016-2022**

- 5.1.1. In the plan, the site is zoned '**Z1 Sustainable Residential Neighbourhoods**' which has the stated objective "to protect, provide and improve residential amenities". Within Z1 zones 'Residential' is a permissible use.

- 5.1.2. **Chapter 16** includes the Development Management Standards and has regard to Design, Layout, Mix of Uses and Sustainable Design. **Table 16.1** provides the Maximum Car Parking Standards for Various Land-Uses and **Table 16.2** the Cycle Parking Standards. Applicable to the proposed development are the following:

- Indicative plot ratio for Z1 zones is 0.5 to 2.0,
- Indicative site coverage for the Z1 zone is 45-60%

5.1.3. **Section 16.2.2.3** of the development plan refers to Alterations and Extensions. The section states that DCC will seek to ensure that alterations and extensions will be sensitively designed and detailed to respect the character of the existing building, its context and the amenity of adjoining occupiers. In particular, alterations and extensions should:

- Respect any existing uniformity of the street, together with significant patterns, rhythms or groupings of buildings
- Retain a significant proportion of the garden space, yard or other enclosure Not result in the loss of, obscure or otherwise detract from architectural features which contribute to the quality of the existing building
- Retain characteristic townscape spaces or gaps between buildings
- Not involve the infilling, enclosure or harmful alteration of front lightwells.

5.1.4. Section 16.2.2.3 also states that extensions should be confined to the rear in most cases, be clearly subordinate to the existing building in scale and design and incorporate a high standard of thermal performance and appropriate sustainable design features.

5.1.5. Appendix 17 of the development plan provides general principles for residential extensions.

6.0 **The Appeal**

6.1.1. A first party appeal of the Council's decision can be summarised as follows:

- Condition no. 3(i) and 3(ii) should be removed.
- Setting back of the proposed extension would not be appropriate. There are a number of similar extensions in the immediate locality – none of which have been stepped back. Therefore the proposed extension cannot be held to be a breach of the building line. The proposed set back would be in contravention of Appendix 17 of the development plan

as it recommends that extensions fit in with the neighbourhood. There is a clear precedent in the area. Photos attached.

- In order to comply with section 17.3 of the development plan, the proposed parapets have been removed. Revised plans attached to the appeal. The proposed development complies with section 17.4, 17.5, 17.6, 17.7, 17.8 and 17.9 of the development plan. The proposed development protects the residential amenity of the subject and adjoining properties.
- The proposed extension is clearly subordinate to the existing dwelling whilst being in keeping with the style of the dwelling. The Board is requested to remove condition no. 3.

6.2. **Planning Authority Response**

The City Council has no further comment to make and considers that the planners report on file adequately deals with the proposal.

7.0 **Assessment**

On reading of all documentation submitted with the appeal, I consider the issues to be:

- Principle of the proposed development
- Appropriate Assessment

7.1. **Principle of the Proposed Development**

7.1.1. Residential development is permitted in principle in Z1 zones. Subject to compliance with other planning considerations, the proposed development is acceptable in principle.

7.1.2. The proposed extension to the existing dwelling is largely in keeping both with the existing dwelling and the pattern of extensions in the wider area. Whilst there is a level of uniformity in the architectural style of the dwellings in the wider area, a significant number of dwellings have extended to the side, incorporating the garage into a single or two storey extension. Likewise, a number of dwellings have extended to provide a porch, some of which extend across the front elevation. The result is that a variety of

designs, treatments and finishes are represented in the area. The proposed extension is no different to that carried out on a number of the dwellings in the neighbourhood. The proposed extension is in keeping with the architectural style and design of the existing dwelling, the adjoining dwelling and the wider neighbourhood.

- 7.1.3. I note section 17.7 of the development plan that states that an extension should not dominate the existing building and should normally be of an overall shape and size to harmonise with the existing house and adjoining buildings, that the materials used should ideally be the same as those used on the existing building; features such as windows and doors on the new extension should relate to those on the original building in terms of proportion. The proposed development complies with both of these criteria and is in keeping with the pattern of development in the area. Appendix 17 requires that extensions to the front, which significantly break the building line, should be resisted. Whilst the proposed development projects forward of the building line of the house, a number of the immediate neighbours of the subject dwelling have porch extensions. The proposed development respects the building line created by the neighbours.
- 7.1.4. Section 17.8 of appendix 17 requires that a subordinate approach be adopted in extending dwellings. It requires that the extension should be no larger or higher than the existing. The proposed development complies with this criteria.
- 7.1.5. I can see no reason for the proposed modification of the proposed first floor extension. I fail to see the need to restrict either the side or the front extension. Such amendments would greatly reduce the usability of the resulting extension and would serve no purpose in terms of uniformity of design or finishes. Should the Board be minded to grant permission, modifications such as those proposed in condition no. 3 of the Councils decision should not be considered necessary.
- 7.1.6. I am satisfied that the proposed development is in accordance with the development plan, is in keeping with the pattern of development in the area

and is in accordance with the proper planning and sustainable development of the area.

7.2. **Appropriate Assessment**

- 7.2.1. Having regard to the nature and scale of the proposed development and / or the nature of the receiving environment, and / or proximity to the nearest European site, no appropriate assessment issues arise and it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects, on a European site.

8.0 **RECOMMENDATION**

- 8.1.1. I have read the submissions on file, visited the site, and have had due regard to the provisions of the Dublin City Development Plan 2016 - 2022 the planning history on the subject and adjoining sites and all other matters arising. It is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the development plan, would not injure the amenities of the area and would be in accordance with the proper planning and sustainable development of the area. I recommend permission be GRANTED subject to the following conditions:

REASONS AND CONSIDERATIONS

Having regard to the zoning objectives for the area and pattern of development in area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity and would be acceptable in terms of traffic safety, public health and convenience. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further information received the Board on the 19th day of January 2017, 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. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

3. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

4. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay rubble or other debris on adjoining roads during the course of the works.

Reason: In the interest of residential amenity

Gillian Kane

Gillian Kane
Planning Inspector

03 April 2017