



An
Bord
Pleanála

Inspector's Report PL29N. 247955

Development	House
Location	Beside 98 Quarry Road, Dublin 7
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	4087/16
Applicant	Yvonne Reddy
Type of Application	Permission
Planning Authority Decision	Refuse permission
Type of Appeal	First Party
Appellant	Yvonne Reddy
Observer	None
Date of Site Inspection	20 th April 2017
Inspector	Stephen J. O'Sullivan

1.0 Site Location and Description

1.1. The site consists of the curtilage of a semi-detached house in a suburban area of Dublin. It occupies a corner plot between a cul-de-sac and a main road, both of which are named the Quarry Road. The cul-de-sac is one of a series along this side of the Quarry Road which have a uniform and symmetrical layout with the houses at their entrance oriented at an angle to the roads with granite wing walls, flanking terraces along the cul-de-sac and enclosing terraces at the head of the cul-de-sac. The site itself has a stated area of 315m² and is triangular in shape. The house upon it has a stated floor area of 66m² over two storeys.

2.0 Proposed Development

2.1. It is proposed to build a two-storey house attached to the existing house. The new house would have two bedrooms and a floor area of 66m². Its height and design would match the existing houses to which it would be attached.

3.0 Planning Authority Decision

3.1. Decision

The planning authority refused permission for 2 reasons.

The first reason stated the house would infringe the building line along Quarry Road and would be visually obtrusive and would seriously injure the visual amenities and depreciate the value of property in the vicinity.

The second reason stated that the house would not have the minimum floor area for a 2-bedroom, 4-person house required under section 16.10.2 of the development plan and section 5.3 of the minister's guidelines from 2007, and would provide a poor level of amenity for its occupants.

3.2. Planning Authority Reports

3.2.1. Planning Reports

There are 3 side roads on the western side of Quarry Road which have a formal arrangement of houses addressing the main road. Infill houses occur on side plots on the main road at Nos 2, 48 and 96. The proposed house would be substantially forward of the house at No. 100 and so would break the building line. It would be out of character with the street. The proposed design reflects the other houses in the area and the layout provides adequate open space and access. The floor area of 66m² fails to meet the standard of 80m² set in the development plan and national guidelines for a two-bedroom house. It was recommended that permission be refused

3.2.2. Other Technical Reports

The Roads and Drainage sections had no objection to the development.

4.0 Planning History

The planning authority granted permissions for extensions to the side of the house under Reg. Ref. Nos. 5229/06 and 2965/10. It does not appear that these have been implemented.

5.0 Policy Context

5.1. Development Plan

The Dublin City Development Plan 2016-2022 applies. The site is zoned residential under objective Z1. Section 16.10.2 of the plan adopts the standards for living space in houses set out in section 5.3 'Internal Layout and Space provision' contained in the then DEHLG 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007), which sets a target gross floor area of 80m² for a 2-storey 2-bedroom house. Section 16.10.9 refers to houses in side gardens and corner sites. It refers to several criteria for such houses, including the character of the street and the maintenance of front and side building lines.

5.2. Natural Heritage Designations

None

6.0 The Appeal

6.1. Grounds of Appeal

- The proposed house would meet the standards for space and rooms for new houses set out in the table B2 1 of the design guidelines for new dwellings with two bedrooms to house four people.
- There is no set building line along Quarry Road. The cul-de-sac has a staggered building line, as does the main road. The building opposite the site at No. 140 sets a precedent for breaking the building line by over 4.5m

6.2. Planning Authority Response

None

7.0 Assessment

- 7.1. The layout of the cul-de-sacs along Quarry Road is a design feature that provides a visual amenity which is worth protecting. The proposed house would significantly interfere with this arrangement by protruding forward of the front of the terrace containing Nos. 100-106. It would thus detract from the pleasing visual aspect which the cul-de-sac presents to those entering it or passing along the main road. The side extension on the opposite house No. 140 protrudes somewhat from the corresponding building line on the other side of the road. However that extension does not enhance the character of the area and it is not recommended that the board regard it as a precedent for a further erosion of the positive features of the area's original layout. The previous extension also protrudes less than the proposed house would. Reason no. 1 of the planning authority's decision is therefore justified. The proposed development would breach an established building line and would detract from the character of Quarry Road to an extent that rendered it contrary to proper planning and sustainable development of the area.
- 7.2. With regard to reason no. 2 of the planning authority's decision, it is noted that the size of the proposed house falls below the target standards adopted under section 16.10.2 of the development plan, being 66m² as opposed to the required 80m². It is

not clear which standards were quoted in the appeal. Nevertheless the size and form of the proposed house closely resembles the predominant house type in this area. The proposal is for an infill development of one house. Development on such a small site cannot establish its own character and so must respect that of the previous development around it. In these circumstances it is not considered that the size of the house would justify refusing permission if the board were satisfied that it was in keeping with the established architectural character of the area.

8.0 Recommendation

8.1. I recommend that permission be refused.

9.0 Reasons and Considerations

The proposed house would infringe an established building line formed by the terrace to the north at Nos. 100-106 Quarry Road in a manner that would be visually obtrusive and which would injure the character of the cul-de-sac in which it would stand. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Stephen J. O'Sullivan
Planning Inspector

20th April 2017.