



An
Bord
Pleanála

Inspector's Report PL06D.248286

Development

Permission for alterations to the existing dwelling, to include change of roof to a gable roof, single dormer extension at first floor level to the rear, new roofs on existing porch and all associated site works.

Location

25 Ardagh Drive, Blackrock, Co. Dublin.

Planning Authority

Dun Laoghaire Rathdown County Council

Planning Authority Reg. Ref.

D17B/0013

Applicant(s)

Peter & Orla Donnelly

Type of Application

Permission

Planning Authority Decision

Refusal

Type of Appeal

First-v-Refusal

Appellant(s).

Peter & Orla Donnelly

Date of Site Inspection

10th May 2017

Inspector

Colin McBride

1.0 Site Location and Description

1.1 The appeal site, which has a stated area of 0.0548 hectares, is located to the west of Stillorgan and just north east of the N11. The appeal site is located on the south western side of Ardagh Drive, which has junction to the south east with the R113. The appeal site is occupied by a dormer style semi-detached dwelling. To the south east of the site is the other dwelling that makes up the semi-detached pairing the site is part of and to the north west is a similar dwelling. Immediately to the south west is a detached dwelling that backs onto the appeal site in Ardlui Park.

2.0 Proposed Development

2.1. Permission is sought for alterations to the existing dwelling, to include change of roof to a gable roof, single dormer extension at first floor level to the rear, new roofs on existing porch and all associated site works. The proposal entails an increase in the floor area of dwelling by 70.6sqm.

3.0 Planning Authority Decision

3.1. Decision

Permission refused based on one reason.

- 1. Having regard to Section 8.2.3.4 (i) of the 2016-2022, Dún Laoghaire-Rathdown County Development Plan, in respect to roof alterations/expansions, it is considered that the proposed development, namely the rear dormer, in combination with the other proposed roof alterations to the front and side, by reason of the, bulk, height, scale and design, would be visually domineering to the front and rear, would be obtrusive when viewed from the surrounding residential properties on Ardagh Drive and Ardlui Park to the rear, and would lead to increased overlooking of those residential properties. The proposed development would seriously injure the existing character of Ardagh Drive to the front and would, seriously injure the amenities or depreciate the value of the property in the vicinity if permitted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*

3.2. Local Authority and External reports

3.2.1. Planning Report (02/03/16): The design scale of proposal would be out of character with the existing and adjoining properties and contrary development plan policy.

4.0 Planning History

4.1 D98A/0817: Permission granted for attic conversion.

5.0 Policy Context

5.1. Development Plan

5.1.1 The relevant development plan is the Dun Laoghaire Rathdown County Development Plan 2016-2022. The site is zoned Objective A with a stated objective 'to protect and/or improve residential amenity'.

6.0 The Appeal

6.1 Grounds of appeal

6.1.1 A first party appeal has been lodged by marchitecture on behalf of Peter & Orla Donnelly, 25 Ardagh Drive, Blackrock, Co. Dublin. The grounds of appeal are as follows...

- There are numerous similar developments that been permitted in the vicinity in recent years with such listed by the appellants.
- The appellants note a number errors made in assessing the proposal including the number of additional bedrooms proposed, the fact that proposal does not include an increase in ridge height, that there are no other extension similar in scale to the proposal in the area and the fact that the there is no evidence the proposal would impact on the value of adjoining properties.

6.2 Responses

6.2.1 Response by Dun Laoghaire Rathdown County Council.

- It is considered that the grounds of appeal do not justify a change in attitude to the proposal.

7.0 Assessment

7.1 Having inspected the site and examined the associated documentation, the following are the relevant issues in this appeal.

Design/scale, visual/residential amenity

Other Issues

7.2 Design/scale and visual/residential amenity:

7.2.1 The proposal is for extension and alterations of an existing dormer style dwelling. The two main elements of the proposal include two-storey extension to the front including a marginal increase to ground floor area and more significant increase in the floor area at first floor level, and a dormer extension on the rear elevation that would also increase the floor area and the size of existing bedrooms. There are minor elevation changes proposed such as a new door on the front elevation and revision of glazing to the rear at ground floor level. Permission was refused on the basis that the extension, in particular the rear dormer extension would be contrary to Development Plan policy under Section 8.2.3.4 (i) and have a visually obtrusive impact.

7.2.2 The refusal reason is critical of the impact of the extension to the front on the character of the area. The proposed two-storey extension gable fronted extension to the front façade projects forward 1.9m from the front elevation and also entails extension of the existing roof to the north west to provide more space at first floor level. The extension of the roof to the side to provide a vertical gable matches the ridge height of the existing dwelling. The ridge height of the gable fronted projection

to the front facade also matches the existing ridge height of the dwelling. I would consider that the extension and alterations to the roof profile when viewed from the public area, would not be out of character and scale with the existing dwelling on site or the adjoining dwellings, and would be acceptable in the context of the visual character and visual amenity of the area. There is a general uniformity to the dwellings within this housing development, however I would not consider that a such rigid approach in their alteration is merited as the existing dwellings are not protected structures, or in an architectural conservation.

7.2.3 The other element of the proposal that is central to the refusal reason is the dormer extension on the rear roof plane. This is considered to be excessive in scale, contrary Development Plan policy and visually obtrusive from adjoining dwellings to the side and rear. As noted above the roof of the dwelling is being extended to the north west with a new vertical gable at the north western elevation. The dormer extension has a width of 9.3m, a depth of 4.5m and is lower than the ridge height of the existing dwelling. Under Section 8.2.3.4(i) it is noted that “dormer extensions to roofs will be considered with regard to impacts on existing character and form, and the privacy of adjacent properties. The design, dimensions and bulk of any roof proposal relative to the overall size of the dwelling and gardens will be the overriding considerations. Dormer extensions shall be set back from the eaves, gables and/or party boundaries”.

7.2.4 Although the dormer window is of significant scale, it is set back from the side elevation, lower than ridge height of the dwelling and set back from the eaves of the dwelling. Having inspected the site, I would consider that it would not be a significant or visual obtrusive element in the surrounding area. It is likely to be only visible from the adjoining dwellings each side and I do not consider that it would be an obtrusive element when viewed from such. In terms of the dwellings to the south west that back onto the site, there is significant separation distance between such due to the large gardens. The first party appellants have submitted a revised proposal providing for dormer window of reduced scale. I do not consider that such is necessary and that the proposal as sought is acceptable in the context of the visual amenities of the area and Development Plan policy. This option is however available if the Board considers it necessary.

7.2.5 The proposal has adequate regard to the established pattern of development in terms of building lines, ridge height and window orientation and provides for a development that is successful in respecting the residential amenities of adjoining properties. The proposal would entail no unacceptable overlooking or overshadowing of adjoining properties. The proposal does entail the provision of two windows at first floor level on the north western elevation. These windows serve an ensuite and a bathroom and are set back from the boundary with the adjoining dwelling to the north west. I would recommend that a condition be attached requiring fitting of obscure glazing to these windows (in the case that the adjoining dwelling is redeveloped in a similar manner).

7.3 Other Issues:

7.3.1 Having regard to the nature and scale of the proposed development and its proximity to the nearest European site, 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 a European site.

8.0 Recommendation

8.1 I recommend a grant of permission subject to the following conditions.

9.0 Reasons and Considerations

9.1 Having regard to the residential zoning objective for the area, to the pattern of development in the area and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be 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 interest of clarity.

2. The windows at first floor level on the north western elevation serving the bathroom and ensuite shall be fitted with obscure glazing and shall be marinated as such permanently.

Reason: In the interests of residential amenity and orderly development.

3. 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.

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

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste and a construction stage traffic management plan.

Reason: In the interest of public safety and residential amenity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter

shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Colin McBride
Planning Inspector

11th May 2017