



An
Bord
Pleanála

Inspector's Report PL06D.248311

Development

Extensions to the front, side and rear of existing house, alter fenestration at front and side, application of render finish to front façade and use of attic space for domestic storage and proposed rear dormer window at 13 Llewlyn Close, Rathfarnham, Dublin 16.

Planning Authority

Dun Laoghaire Rathdown County Council

Planning Authority Reg. Ref.

D17B/0031

Applicant

Anne Richardson

Type of Application

Permission

Planning Authority Decision

Grant Permission

Appellant

Anne Richardson

Observer

None

Date of Site Inspection

27th June 2017

Inspector

Mairead Kenny

1.0 Site Location and Description

The site is in the heart of the suburban residential district of Rathfarnham on a street called Llewellyn Close. The site contains a two storey semi-detached dwellinghouse to the side of which is an attached flat roofed element which appears to have been originally constructed as a garage and was subsequently converted to part of the residential accommodation. The street is a cul de sac. Development in the immediate area is entirely residential. The site and the immediately adjacent houses have front facades finished in brick and the gable walls are rendered. At the opposite side of the street the houses are of render finish.

At the time of inspection I noted that development comprising alterations and extensions at ground level to the front of the house was taking place.

Photographs of the site and the surrounding area which were taken at the time of my inspection are attached.

2.0 Proposed Development

Permission is sought for development including

- Extensions to the front, side and rear of existing house including a front porch
- Alteration to fenestration at front and side
- Application of render finish to front façade
- Use of attic space for domestic storage
- Rear dormer window.

The stated gross floor area of the proposed extension is 49.2m².

3.0 Planning History

Under reg. ref. D17B/0010 refers to an invalid application.

Under reg. ref. D14B/0128 an application for front and side extensions was granted permission. The proposed development contained elements which are common to the current scheme. The stated gross floor area of the extensions was 35m². The

conditions included a requirement that a proposed porch be omitted. A requirement was also imposed in relation to the front façade which was to be finished in brick rather than render. The permission is being implemented at this time.

4.0 Planning Authority Decision

Planning and Technical Reports

The case planner's report notes:

- Conditions of the previously permitted development referred to the proposed first floor render finish, and the requirement to omit the gable porch element of the single storey front extension
- The first floor side extension follows the angle of the site and is set back from the common boundary by 1-1.5m increasing to 1.95m - front and side extensions are acceptable
- The 3m deep first floor rear extension gives rise to potential overshadowing of no. 15 to the north but could be accommodated if set back off the common boundary by 1m minimum
- The dormer structure should be reduced to ensure it is set down below the ridge line.

Surface Water Drainage report identifies a requirement for alternative proposals for surface water disposal.

Decision

The planning authority decided to grant permission subject to conditions including:

- Condition 2 - first floor rear extension to be set back off the common boundary by 1m and the rear dormer window to be reduced in size to ensure it is set down from the ridgeline and maintains the eaves of the existing house
- Condition 3 – omit render finish and replace with brick
- Condition 4 - front gable porch element to be omitted.

5.0 Grounds of Appeal / Observations

Grounds of Appeal

The appeal against conditions 2, 3 and 4 and makes the following points :

- There is precedent within the same housing estate for an almost identical two storey rear extension (reg. ref. D165B/0441)
- Condition 2 has cost implications - there were no third party objections
- Regarding condition 3- the side wall of the house and the houses across the road are of white render finish and the brick at ground floor would be retained
- Regarding condition 4 – there are a number of precedents for similar porches in the area – the porch would constitute exempted development.

Observations

None.

6.0 Responses

Planning Authority response

There is no change in attitude to the proposed development.

7.0 Policy Context

The Under the provisions of the **Dun Laoghaire County Development Plan 2016-2022** the site is zoned objective 'A' (residential).

Guidance for extensions to dwellings is under section 8.2.3.4(i).

8.0 Assessment

Having regard to the nature of this appeal and the lack of third party objections I am satisfied that *de novo* consideration of the case is not warranted. I recommend that

the Board restrict its deliberations to conditions 2, 3 and 4 which are subject of the appeal.

Condition 2 –

Having regard to the suburban and relatively spacious nature of the development in this area and the 3m depth of the first floor extension I consider that the requirement to set back the first floor by 1m from the shared boundary is not warranted and is impractical.

The proposed dormer window comprises a modest sided window with a pitched roof and it does not extend in height beyond the original ridge level of the main roof. The eaves of the dwellinghouse are not affected. The references in condition 2 to amending the dormer are inappropriate.

Condition 2 should be removed.

Condition 3 –

I consider it reasonable that the front façade be retained entirely in brick as is required by condition 3. There is a very strong pattern in this housing estate whereby one side of the road contains render houses and the other is finished in brick at the front façade. I note that the side walls of the brick fronted houses are in render. However, I consider that the planning authority is correct in requiring that the dominant pattern be retained.

Condition 3 should be attached.

Condition 4 -

I consider that the requirement to omit the pitched roof porch is not reasonable in view of the existence of similar modifications at other houses and its small scale. I also consider it reasonable to take into account the fact that similar structures might constitute exempted development.

I recommend that condition 4 be removed.

9.0 Recommendation

I recommend a draft order as follows.

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE conditions 2 and 4 and the reason therefor and to ATTACH condition 3.

Reasons and Considerations

Having regard to the character and pattern of development in the area and the design of the extension, it is considered that the development would not be visually obtrusive or otherwise impact on the amenities of the area and is in accordance with the provisions of section 8.2.3.4(i) of the Dun Laoghaire Rathdown County Development Plan 2016-2022.

Mairead Kenny
Senior Planning Inspector

28th June 2017