



An  
Bord  
Pleanála

## Inspector's Report PL29N.248360

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<b>Development</b>	Change of roof type from hipped to gable-end with half-hip and side window, rear dormer window extension and attic conversion.
<b>Location</b>	19 The Green, Beaumont Woods, Dublin 9
<b>Planning Authority</b>	Dublin City Council
<b>Planning Authority Reg. Ref.</b>	WEB1050/17
<b>Applicant(s)</b>	Daniel & Lynda McGarry
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refuse
<b>Type of Appeal</b>	First-Party
<b>Appellant(s)</b>	Daniel & Lynda McGarry
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	12 <sup>th</sup> June 2017
<b>Inspector</b>	Colm McLoughlin

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## 1.0 Site Location and Description

The appeal site is located within the Beaumont Woods residential estate, to the west of Beaumont Hospital, 750m walk to Beaumont Road and approximately 5km north of Dublin city centre.

It contains a two-storey hipped-roof end-of-terrace dwelling consisting of 3 no. bedrooms. The external finishes to the dwelling include red-brick façade to the front elevation and dashed render to the side and rear elevations, with the roof finished with flat concrete tiles. To the front of the house there is a garden and hardstanding to accommodate a car.

The surrounding area is generally characterised by rows of terraced and semi-detached dwellings of similar styles, fronting onto narrow residential culs-de-sac. Ground levels in the vicinity are relatively level with a slight drop in levels towards the southwest.

## 2.0 Proposed Development

The proposed development comprises the extension of the dwelling at roof level, incorporating replacement of the existing hipped roof with a gable-end and (Dutch-style) half-hipped roof and a rear dormer extension. A window will be provided in the side elevation at roof level.

## 3.0 Planning Authority Decision

### 3.1. Decision

The planning authority decided to refuse permission for one reason:

- Having regard to the character of The Green, which is defined by groups of terraces of dwellings with hipped roof profiles either end, it is considered that the proposed development does not complement the character of adjoining dwellings, would appear visually incongruous on the streetscape, would be detrimental to the visual amenities of the area, be contrary to the provisions of the Dublin City Development Plan 2016-2022 and be contrary to the proper planning and sustainable development of the area.

## **3.2. Planning Authority Reports**

### **3.2.1. Planning Reports**

The report of the Planning Officer reflects the decision of the planning authority. The Planning Officer notes that:

- It is noted that the streetscape comprises of groups of similar terraces, all of which have hipped roof profiles, including the adjoining dwelling to the west, No. 20, The Green. Furthermore, it is noted that permission was refused for a similar proposal at no. 71 The Green under An Bord Pleanála Ref. PL29N.247199. With this in mind it is considered that the proposed development does not complement the character of the street and would appear visually incongruous in this respect and is therefore considered not acceptable.

### **3.2.2. Other Technical Reports**

- Engineering Department (Drainage Division) - no objection subject to conditions.

## **3.3. Prescribed Bodies**

None.

## **3.4. Third-Party Submissions**

None.

## **4.0 Planning History**

### **4.1. Subject Site**

None

### **4.2. Surrounding Sites**

There have been several recent relevant planning applications for similar residential extensions on neighbouring sites:

- 93 The Green – 3614/11 – Permission **granted** (March 2012) for change of roof type from hipped to gable with a new window to the side, flat roof dormer to the rear and a rooflight to the front;
- 51 The Green – PL29N.241127 (DCC Ref. WEB1117/12) – Permission **refused** (January 2013) for change of roof type from hipped to gable end with rear windows and attic conversion to semi-detached dwelling.
- 85 The Park –2462/15 – Permission **granted** (July 2015) for conversion of attic space to storage room with new dormer roof and window to side and 1 rear rooflight;
- 71 The Green – PL29N.247199 (DCC Ref. WEB1236/16) – Permission **refused** (January 2017) for change of roof type from hipped to a gable end, new window to side and a flat roof dormer to rear, attic conversion and associated works;

Reason for Refusal: Having regard to the pattern of development in the area, the nature and scale of the proposed development, the Board considered that the proposed development would be visually incongruous and would create by reason of its scale and aspect a visually discordant intervention and would, therefore, be contrary to the proposed planning and sustainable development of the area.

- 71 The Green – PL29N.248385 (DCC Ref. WEB1070/17) – Permission **refused** (June 2017) for change of roof type from hipped to pitched with gable end.

Reason for Refusal: Having regard to the pattern of development in the area, the nature and scale of the proposed development, the Board considered that the proposed development would be visually incongruous and would create by reason of its scale and aspect a visually discordant intervention and would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board had regard to the differences between this case and a recent previous appeal number PL29N:247199 and noted the omission of the dormer element of the proposal. However, the board continues to have serious

concerns regarding the visual impact of the removal of the hipped roof having regard to the fact that the house is one of a pair of semi-detached houses.

## **5.0 Policy Context**

### **5.1. Development Plan**

5.1.1. The appeal site has a zoning objective 'Z1' 'Sustainable Residential Neighbourhoods' within the Dublin City Development Plan 2016-2022 with a stated objective "to protect, provide and improve residential amenities".

5.1.2. Under Section 16.10.12 of Volume 1 to the Development Plan it is stated that applications for planning permission to extend dwellings will only be granted where the Planning Authority is satisfied that the proposal will:

- Not have an adverse impact on the scale and character of the dwelling;
- Have no unacceptable effect on the amenities enjoyed by the occupants of adjacent buildings in terms of privacy and access to daylight and sunlight;
- Achieve a high quality of design.

5.1.3. Appendix 17 (Volume 2) of the Development Plan provides guidance on residential extensions.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

The principal grounds of appeal to the proposed development can be summarised as follows:

- Appellants require additional room to accommodate their family;
- Proposals will be well screened and will have minimal visual impact from the front street;
- Alternation of the hipped roof is required to extend into the attic space;

- Reference to terraced dwelling at No. 93 The Green with photographs submitted showing the permitted attic conversion including replacement of hipped roof with gable-end roof;
- Precedent also established for gable-end style attic conversions and dormer-style attic conversions elsewhere within the Beaumont Woods estate;
- Dwelling overlooks a wooded area, which separates it from Lorcan Villas housing estate.

## **6.2. Planning Authority Response**

The planning authority will rely on the planner's report and has no further comment.

## **6.3. Observations**

None.

## **7.0 Assessment**

### **7.1. Introduction**

- 7.1.1. The Development Plan recognises that there are a wide variety of house types and styles within Dublin city and that it is not possible to deal with every type of addition. The Plan sets out general principles that should be addressed in all cases such as residential amenity issues, privacy, relationship between dwellings and extensions, daylight and sunlight, appearance, subordinate approach and materials. The primary issues for assessment in this appeal relate to the character of the area, visual impact and the design of the proposals.

### **7.2. Established Character**

- 7.2.1. The Green, laid out as a network of culs-de-sac, forms part of the Beaumont Woods estate with houses fronting onto narrow streets. The subject property is on the main spine road, backing onto a thick line of trees and hedgerows, which screen the subject property from properties to the rear.
- 7.2.2. The surrounding area is not provided with any conservation status. The majority of dwellings in the immediate estate feature hipped roofs, although there is a number of

gable-end dwellings. A relatively small number of dwellings in The Green have been expanded into the roofspace. However, as referenced by the appellant, it is noted that No. 93 The Green, a terraced dwelling 100m to the east of the appeal site, has been extended at roof level with a gable-end roof replacing the hipped roof.

- 7.2.3. It is noted that permissions for development at roof level at Nos. 51 and 71 The Green have been recently refused by An Bord Pleanála, but it is noted that both Nos. 51 and 71 are one of a pair of semi-detached dwellings. No. 93 The Green, which has already been extended with a gable-end roof and the subject dwelling are both end-of-terrace dwellings and this presents a different development context.

### **7.3. Visual Amenities**

- 7.3.1. The planning authority consider that when viewed from the neighbouring streets the proposed development will form a visually incongruous element to the street scene. In this respect, I note that the rear dormer will not be visible from the estates roads, but that only the gable-end roof extension would be visible from the estate road, and that views would primarily be available from the west. While I note that this would result in a gable to one end of the row of terraces, views of this gable-end roof will be very much limited to within proximity of the subject dwelling, given the juxtaposition of No. 20 The Green, the stepped housing layout along the streetscape and maturing trees within the front gardens of dwellings. I also note that the views of the entire subject terrace containing the appeal site, including the proposed gable-end to No. 19 and the existing pitch roof to No. 16 will be even further limited from within the estate. I also note that there are a variety of the roof forms in the area, including a gable-end detached house immediately to the south of the subject site, No. 70 and this is adjacent to a hipped-roof semi-detached dwelling. I do not consider that the proposal would be visually incongruous in this respect.

### **7.4. Design & Residential Amenities**

- 7.4.1. There are two main elements to the proposals, the replacement of the hipped roof with a gable-end and half-hipped roof, and the rear dormer window extension. While acknowledging the visual context to the rear of the site, the rear dormer could be considered somewhat a dominant feature, and amendments are required to ensure that the dormer is visually subordinate to the roof slope, enabling a large proportion



of the original roof to remain visible, and ensuring the proposal complies with the requirements for roof extensions set out in Appendix 17 of the Development Plan.

7.4.2. In relation to the revised roof type, in my opinion the omission of the half-hipped feature is warranted as this will ensure that the proposals are more consistent with existing roof forms and would result in less visual clutter.

7.4.3. I also note that a window to serve the attic is also proposed in the new gable elevation. This proposed window serves the stairwell and will face the gable wall of No. 20, which includes windows to non-habitable rooms, and therefore will not seriously injure the residential amenity of that property.

7.4.4. Accordingly, the development would not give rise to unacceptable impact on residential amenity and should not be refused for this reason.

## **8.0 Appropriate Assessment**

Having regard to the minor nature of the proposed development and the location of the site in a serviced urban area and the separation distance to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

## **9.0 Recommendation**

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, nature and scale of the proposed development, and the existing pattern of development in the vicinity, it is considered that subject to compliance with the conditions below, the proposed development would not be out of character with development within the area, would be acceptable in terms of visual impact and would not seriously injure the residential amenities of the area or 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. The proposed development shall be amended as follows: -
  - (a) The proposed half hip shall be omitted and replaced with a gable end;
  - (b) The proposed dormer structure shall be reduced to a maximum of 3.0m in width (external dimension), shall be set back a minimum of 1.0m from the main first-floor rear elevation of the house and shall be centrally located on the roof plane to be equal distance to the common boundary/side elevation of the house.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

3. The external finishes of the proposed extension including roof tiles/slates shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

4. 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.

5. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

**Reason:** To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

6. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

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Colm McLoughlin  
Planning Inspector

20<sup>th</sup> June 2017