



An
Bord
Pleanála

Inspector's Report PL06S.248693

Development	Alterations to permitted development, including roof designs and dormer window.
Location	187 Fortfield Road, Terenure, Dublin 6W.
Planning Authority	South Dublin County Council.
Planning Authority Reg. Ref.	SD17B/0119
Applicant(s)	Ivor Feerick and Aisling Hanlon
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party v. Decision
Appellant(s)	Ivor Feerick and Aisling Hanlon
Observer(s)	None.
Date of Site Inspection	6 th September 2017
Inspector	Susan McHugh

1.0 Site Location and Description

- 1.1. The appeal site is located on the western side of Fortfield Road opposite the playing fields in Terenure College Secondary School. It is one of two houses located at the junction of Fortfield Road and Templeogue Road. It is c. 150metres south west of Bushy Park and c. 180metres north of Our Lady's Secondary School.
- 1.2. The appeal site is located on a corner site with Fortfield Road to the east and Hyde Park to the north and northwest. There are a mix of mature semi-detached and detached dwellings along Templeogue Road and Fortfield Road which are set back from the road with well-established gardens. There are a variety of house types along Hyde Park, with newer houses located to the east of Templeogue Road within the Bushy Park House development.
- 1.3. The appeal site is stated as being 0.0585ha. It currently comprises a two storey detached dwelling with a pitched hipped roof. The dwelling to the south of the subject site is a two storey detached dwelling. There are mature trees to the front gardens of the appeal site and the adjoining property no. 189. The site is also bounded by mature planting along Hyde Park.

2.0 Proposed Development

- 2.1. Permission is sought for alterations to previously approved application PA Reg. Ref. SD16B/0193.
- 2.2. The proposed alterations to the permitted development include;
 - increasing depth of double height bay windows to front elevation and raising of angle of hipped roofs over,
 - revised canopy design over front door,
 - raising the roof ridge height and alteration to the angle of the roof pitch to accommodate attic storey,
 - extension of both chimney stacks,
 - insertion of ensuite bedroom to attic served by dormer to the rear and roof light to the front pitch

- revisions to roof design of single storey extension to the rear,
- rear elevation adjustments to openings,
- all associated site and landscaping works.

3.0 Planning Authority Decision

3.1. Decision

The decision to refuse permission was for one reason.

1. *The proposed development by virtue of the angle and height of the flat-topped roof, and the enlarged semi-circular full height front extensions would be visually obtrusive, and would be out of character at this location. Furthermore, the proposed development would constitute a visually overbearing feature when viewed from adjacent streets and properties. Therefore, the proposed development would seriously injure the amenity of property in the vicinity, would contravene the zoning objective of the South Dublin County Development Plan 2016-2022 for the area 'to protect and/or improve residential amenity', and would be contrary to the proper planning and sustainable development of the area.*

3.2. Planning Authority Reports

3.2.1. Planning Report (dated 22/05/2017)

Basis for planning authority decision.

Include:

- Design - The proposal to raise the roof to the attic area, and the change in the roof profile to a flat topped hipped roof, would be not be in keeping with the character of the area and contrary to the Design Guidelines.
- The dormer window design is contrary to the Design Guidelines.
- The alterations to the front extension, when taken cumulatively have the effect of creating an overly dominant front extension of incongruous appearance.

- Visual Impact - The form and scale of the proposed design would be visually obtrusive. The house is visible from Templeogue Road and Hyde Park as well as from Fortfield Road. Notwithstanding the fact that the house is screened in part by the existing tree the proposed design with the flat-topped roof and semi-circular breakfronts would be visually incongruous and cause unacceptable visual impacts.
- Residential Amenity - The changes to the roof height of the proposed additional ensuite bedroom would not cause unacceptable overshadowing or loss of light to neighbouring properties.
- The proposed dormer window would not unduly increase overlooking of private open space.
- The revised roof profile to the rear single storey extension would not have unacceptable overshadowing or overbearing effects on neighbouring properties.
- Notwithstanding the similarities in style to the permitted development, by virtue of its size, scale, proportions and location, would significantly detract from the character of the surrounding area, and would not be in accordance with the Development Plan.

3.2.2. Other Technical Reports

Water Services: no objection subject to standard conditions.

3.3. Prescribed Bodies

Irish Water: no objection subject to standard conditions.

3.4. Third Party Observations

None.

4.0 Planning History

PA Reg. Ref. SD16B/0193: This is the permission **granted** 05/01/2017, in respect of which permission for alterations is now sought. It includes:

- (1) Demolition of existing shed, single storey extension to the rear and existing roof;
- (2) construction of 2 storey bay windows to the front, single storey extension to the rear, new roof with dormer window to the rear and roof windows to the front and side;
- (3) new windows and window alterations to the front, side and rear;
- (4) external wall insulation with acrylic render finish on all elevations;
- (5) new pitched roof canopy over front door
- (6) widening of existing vehicular entrance to 3.6m wide and all associated site and landscaping works.

This permission has not been implemented.

PA Reg. Ref. SD05A/0387: Permission **granted** 07/12/2005 for construction of a two storey three bedroom detached dwelling on site adjoining. This permission was not implemented and is now expired.

PA Reg. Ref. SD04B/0419: Permission **granted** 10/11/2004 for first floor bedroom to front.

5.0 Policy Context

5.1. South Dublin Development Plan 2016

Zoning - 'RES: To protect and/or improve residential amenity'.

Chapter 2 refers to housing and Chapter 11 refers to Implementation. The Council has also produced guidance in the form of 'House Extension Design Guide'.

Section 2.4.1 of Chapter 2 considers residential extensions.

Policy **H18 Objective 1** states: *To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010.*

Accommodation. Section 11.3.3(i) states with respect to Extensions: *The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010).*

The House Extension Design Guide produced by the Council provides advice on different types of extensions. Chapter 4 is entitled *Elements of Good Extension Design*. Of relevance to the subject application is the advice provided for front and rear extensions. It states that extensions should match or complement the style, material and details of the main house unless there are good architectural reasons for doing otherwise. They should match the shape and slope of the roof of the existing house, although flat roofed single storey extensions may be acceptable if not prominent from a nearby public road or area and enough rear garden should be retained.

There is also advice on attic conversions and dormer windows. It states in the case of a dormer window extension to a hipped roof, that the extension should sit below the ridgelines of the existing roof and match the materials and finishes in the main house.

There is also general advice provided with respect to overlooking, overshadowing and overbearing impact.

5.2. Natural Heritage Designations

There are no designated areas in the vicinity. The Glenasmole Valley SAC (Site Code 001209) is c.6.25km to the south-west. The Dodder River runs to the rear of the school which enters the South Dublin Bay SAC (Site Code 000210) and the South Dublin Bay and River Tolka SPA (Site Code 004024).

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The appeal is lodged by Bright Design Architects on behalf of the applicant. The main grounds can be summarised as follows:

- Dormer bedroom at attic level - On review of the permitted design the applicants concluded that they require a dormer bedroom at attic level to accommodate their family as they grow older. The proposed alterations to the previously permitted development under SD16B/0193 address the previous concerns of the planner and provide a more modest yet habitable bedroom and ensuite at attic level.
- Raised roof level - Disagree that the proposal for a raised roof would not be in compliance with council policy in relation to extensions to dwelling houses. Given the extent of increase and building heights in the surrounding area the proposal for the raised roof is in compliance with council policy. The proposal involves raising the ridge by 0.785m (from 60.640 to 61.425) which is the minimum height increase to provide habitable headroom and to meet Part L of the building regulations.
- Roof profile - The approved roof profile also includes a flat-topped hipped roof so there is no change in principle. The detailing of the roof will not give the appearance of a flat roof. The roof profile was altered from that originally proposed so that it is now fully hipped on all sides, while maintaining the existing eaves height on all sides.
- The proposed alterations are in keeping with the character of the house, and note that there is a wide-ranging variety of roof styles and heights in the area.
- There is no clearly defined house or roof/type/ridge height in the adjacent area of Fortfield Road, Templeogue Road and Hyde Park area. As a corner site there is scope for the proposed roof type, which is a modest deviation from the adjoining house.
- Dormer window – The size of the dormer is large relative to the size of the roof. This size of the dormer was reduced in size from the original application,

is subordinate to the main roof structure and meets the guidelines for dormer window extensions. The submission includes a checklist of how various design elements of the proposed alterations adhere to the design guide.

- Alterations to the front extension – The dimensions referred to in the planners' report are slightly inaccurate, as the proposed increase in depth of the bay windows is 0.12m in order to improve the proportions of the bay windows.
- The proposed alterations to the front elevation provide coherency and an overall rationale to the front of the house which would be a very positive improvement on the existing inconsistent front elevation.
- Visual Impact – The proposed alterations are broadly in keeping with the previously permitted elevations including the flat-topped roof and alterations.
- Residential Amenity – The proposed development does not injure the amenities of the area of the property in the vicinity and is consistent with the objectives of the County Development Plan.

6.2. Applicant Response

None received.

6.3. Planning Authority Response

The planning authority confirmed its decision and considered that the issues raised by the appellant have been considered in the Planner's Report.

6.4. Observations

None received.

7.0 Assessment

7.1. The main issues in this appeal are those raised in the grounds of appeal and I am satisfied that no other substantive issues arise. Appropriate Assessment also needs to be considered. The issues are addressed under the following headings:

- Design

- Appropriate Assessment

7.2. Design

7.2.1. The current proposal is for alterations to an already approved permission for alterations to the existing house. The alterations primarily comprise raising the roof height, altering the roof profile, providing a dormer window at attic level to the rear and minor alterations to the front elevation. The appellants make reference to the South Dublin County Council House Extension Design Guide 2010 in relation to the design alterations proposed.

Raised roof level and profile

7.2.2. It is proposed to alter the angle of the hipped roof profile from that permitted, under PA Reg.Ref.SD16B/0193. The ridge height will be increased by 0.785m and include an element of flat roof which will accommodate the attic bedroom. The overall ridge height will be 8.93m.

7.2.3. I consider that the alteration to the roof profile is in proportion with the existing house and the eaves height will be maintained. I concur with the applicants that the proposed alterations are in keeping with the character of the house, and that there is a wide-ranging variety of roof styles and ridge heights in the area.

7.2.4. I am satisfied that the proposed alteration to the roof profile and increase in height is a reasonable response in design terms in providing sufficient head height for the dormer to the rear.

Dormer bedroom at attic level

7.2.5. I note the Design Guide (page 20 of the document refers) generally advise to locate dormer windows below the ridge of the roof and advise against dormer windows that are over dominant in appearance or give the appearance of a flat roof.

7.2.6. I note the overall width of the roof is 10m at the eaves and 2.83m at the ridge. The overall width of the proposed dormer is 2.55m and it is set 0.59m from the eaves. I accept that the dormer is large, however, I would note that it is set below the ridge of

the roof. It is centred within the roof slope and in my opinion is not out of proportion with the scale of the roof at the rear of the house.

- 7.2.7. I am satisfied, in this instance, that the scale of the dormer is subordinate to the main roof structure and meets the guidelines for dormer window extensions.

Alterations to front elevation

- 7.2.8. I have considered the proposed alterations to the permitted front elevation, which include increasing the depth of the double height bay windows, raising the angle of the hipped roofs over the windows and increasing the size of the canopy over the front door. In my view, these alterations are relatively minor, and I consider that the alterations are a reasonable response in design terms to addressing the increase in the overall ridge height of the house. I accept that the proposed alterations will render the house different to the adjoining house particularly with regard to the semi-circular bay windows, but would also note that the finishes proposed will match the existing house. Therefore, I do not consider the alterations would render the house significantly out of character with the area, given the variety of house types in the vicinity, and particularly along Hyde Park.
- 7.2.9. Having regard to the location of the existing detached house on a large corner site, which is set back from Fortfield Road and screened by large mature trees, I am satisfied that the alterations to the permitted development are in keeping with the permitted design. I note that the appeal site is visible from Templeogue Road and Hyde Park as well as from Fortfield Road. However, I would also note that the house is set well back from Fortfield Road, and consider that the proposed alterations will not detract from the visual amenities of the area.
- 7.2.10. I consider, therefore, that the appeal should be upheld in relation to the issue of design.

7.3. Appropriate Assessment

Having regard to the nature and scale of development proposed and to the nature of the receiving environment, namely an urban and fully serviced location, 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 that planning permission should be granted subject to conditions for the reasons and considerations as set out below.

9.0 Reasons and Considerations

Having regard to the location of the site on residentially zoned lands and to the compliance with the development standards in the South Dublin County Development Plan 2016-2022, to the acceptable scale and design of the proposed alterations, and to the pattern of development in the area, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or property in the vicinity. 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. Details of the materials, colours and textures of all the external finishes to the proposed dwellings and boundary treatment shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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.

4. 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.

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

5. 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, as amended. The contribution shall be paid prior to 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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.

Susan McHugh
Planning Inspectorate

13th September 2017