



An
Bord
Pleanála

Inspector's Report PL 06D.248790

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| Development | Construction of extension to the rear and side of an existing house, alterations to the converted attic and all associated site works. |
| Location | 6 Mapas Road, Dalkey, County Dublin |
| Planning Authority | Dun Laoghaire Rathdown County Council |
| Planning Authority Reg. Ref. | D17A/0346 |
| Applicant(s) | Frances Keely and Donal O' Raghallaigh |
| Type of Application | Permission |
| Planning Authority Decision | Refuse Permission |
| Type of Appeal | First Party |
| Appellant(s) | Frances Keely and Donal O' Raghallaigh |
| Observer(s) | No observers |
| Date of Site Inspection | 18/09/2017 |
| Inspector | Erika Casey |

1.0 Site Location and Description

1.1. The subject site comprises a semi detached dwelling located within an established suburban residential estate in Dalkey. The majority of the houses in the vicinity are of similar style and character. To the side of the existing dwelling, there is a single storey garage which is separated from the existing house by a side passageway with a width of approximately 1 metre. There is an existing vehicular entrance and driveway serving the dwelling and a generous front and rear garden. There is an existing single storey extension to the rear.

2.0 Proposed Development

2.1. The proposed development comprises the following elements:

- The demolition of the existing single storey extension to the rear and the construction of a new flat roofed single storey extension to provide open plan kitchen and dining room.
- The construction of a timber clad extension at first floor level to the side. The new extension cantilevers over an existing store/garage (to be retained) and side passageway and will be supported by a new structure beneath. This element of the proposal will accommodate a master bedroom suite. The extension has a part flat roof/part mono pitch and is of a contemporary design.
- Alterations to the existing converted attic including the raising of the ridge line of the roof, rebuilding and extending part of the roof to the rear which will include new roof lights and the construction of a new dormer and roof light to the front. The purpose of these works is to provide habitable accommodation within the attic.
- Widening of the existing vehicular entrance onto Mapas Road from 2.5 to 3 metres.

3.0 Planning Authority Decision

3.1. Decision

3.1.1 Refuse permission on the 7th of June 2017 for the following reasons:

- 1. The proposed changes to the roof profile will form a dominant part of the roof and are over scaled in relation to the existing roof of the dwelling. It is considered that these changes will be visually obtrusive and out of character with the existing dwelling and dwellings in the area and would be contrary to Section 8.2.3.4 (i) of the 2016 – 2022 County Development Plan. The proposed development by reason of its scale and design would therefore, detract from the streetscape, would seriously injure the amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.*
- 2. The proposed first floor side extension, by reason of its design would be out of character with the existing dwelling on site and dwellings in the area. It would detract from the streetscape, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.*

3.2. Planning Authority Reports

3.2.1. Planning Report (31/05/2017)

The planner's report notes the following key points:

- Considers that proposed changes to the roof will be visually obtrusive and out of character with adjacent dwellings in the vicinity.
- Considers it inappropriate that the side extension rises above the eaves of the existing dwelling.
- No objection to proposed single storey extension to the rear or to widening of vehicular access.

3.2.2. Other Technical Reports

Drainage Planning (30/05/2017): No objection.

Transportation Planning (24/05/2017): No objection subject to conditions.

3.3. Prescribed Bodies

- No reports received.

3.4. Third Party Observations

- No observations received.

4.0 Planning History

4.1 No recent relevant planning history on the subject site.

5.0 Policy Context

5.1. Development Plan

5.1.1 The operative Development Plan is the Dun Laoghaire County Development Plan 2016 – 2022.

5.1.2 The subject site is zoned A: “*To protect and/or improve residential amenity.*” The principle of a residential extension is acceptable under this zoning objective.

5.1.3 Section 8.2.3.4 of the Plan addresses additional accommodation in existing built up areas. This notes the following key points:

- Ground floor rear extensions will be considered in terms of their length, height, proximity to mutual boundaries and quantum of usable rear private open space remaining.
- Side extensions will be evaluated against proximity to boundaries, size and visual harmony with existing (especially front elevation), and impacts on residential amenity. External finishes shall normally be in harmony with existing.

- 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.
- The level and type of glazing within a dormer structure should have regard to existing window treatments and fenestration of the dwelling. Particular care will be taken in evaluating large, visually dominant dormer window structures, with a balance sought between quality residential amenity and the privacy of adjacent properties.
- Criteria to consider where roof alterations are proposed include the character and size of the structure; its position on the streetscape and proximity to adjacent structures; existing roof variations on the streetscape; distance/contrast/visibility of proposed roof end; harmony with the rest of the structure, adjacent structures and prominence.

5.2. **Natural Heritage Designations**

- None applicable.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

- The proposed extensions total an area of 43.9 sq. metres which is considered modest. Policy encourages greater densification in areas such as this. The intent is to create an energy efficient home, enlarge the property and create a development that makes a positive architectural contribution to the area. The proposed development represents an innovative design response to the site.
- Development can be accommodated on the site without any adverse impact on the residential amenities of adjacent properties. It is notable that there have been no third party objections to the proposal.
- With regard to the increase in roof ridge height, it is stated that the development will not detract from the rhythm of roof heights along Mapas Road nor be unduly prominent in the streetscape. Due to the varying gradient along the

street, the increase in ridge height would be lower than that of the adjacent dwelling, no. 7. As the increase in height amounts to c. 90 cm, it would not result in the roof appearing over scaled or dominant. It would provide an appropriate step down in roof heights from no. 7 to no. 5.

- The existing house has no special character and there is sufficient space within the site to absorb the proposed roof profile change. The design is of high quality and will enable the applicant to achieve additional living space in an older dwelling.
- The rear extension to the roof profile represents a positive architectural solution to maintaining the angle of the front roof elevation while increasing the roof ridge height. It will not impact on the streetscape or the visual amenities of the area. Due to proposed separation distances, there will be no overlooking from the proposed rear roof lights.
- The proposed dormer is necessary to facilitate the conversion of the existing attic into a habitable space. The design is in keeping with the character and form of other dormers within the estate. Materials such as the zinc roof and timber cladding are proposed to match the proposed finishes and materials of the side extension.
- The dimensions and bulk of the dormer window are appropriate relative to the overall size of the front elevation. It thus will not form a dominant feature in the existing roof nor have an adverse visual impact. There will no overlooking from the proposed window.
- With regard to the side extension, there is sufficient space to the side of the dwelling to facilitate same. It has been designed to ensure it does not impact visually on the existing dwelling. The actual point at which the height rises above the eaves is set back considerably from the gable end of the existing dwelling.
- The view of the Planning Officer that the design is inappropriate is subjective and unreasonable. Whilst the existing dwellings in the estate share an established character, this does not mean that an innovative design response for extension should not be utilised. It is unclear why a contemporary architectural solution is not supported by the Local Authority.

- The side extension will not overshadow adjacent properties nor cause any overlooking. A sufficient set back is maintained from no. 7.
- Notes that there have been a number of recent precedents for side extensions, roof changes and dormers in the vicinity. Photographic examples submitted.

6.2. **Planning Authority Response**

- It is considered that the grounds of appeal do not raise any new matter which, in the opinion of the Planning Authority, would justify a change in attitude to the proposed development.

6.3. **Observations**

- No observations.

7.0 **Assessment**

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

- Design and Visual Impact.
- Appropriate Assessment.

7.2. **Design and Visual Impact**

7.2.1 The proposed development comprises of 4 main elements, namely the increase in ridge height of the existing roof and the introduction of a new dormer window to the front elevation, the construction of a new extension at first floor level to the side of the dwelling, the construction of a single storey extension to the rear and the widening of the existing driveway. Each of these constituent elements is considered below.

7.2.2 The proposed development comprises a number of amendments to the existing roof profile. To the front, the roof height is increased by approximately 1.4 metres. In addition, the roof is extended considerably to the rear to facilitate an attic room with sufficient floor to ceiling height. The rear extension to the roof accommodates 5 roof

lights. The sides of the proposed dormer window and the gable to the extended roof are clad in timber. On the front elevation, a zinc roof is proposed to the dormer. The overall height of the roof increases from the existing apex of 7.772 metres to 8.675 metres, a differential of c. 0.9 metres.

7.2.3 The proposed side extension comprises a contemporary rectangular structure which cantilevers over the existing store/garage (to be retained) and side passageway. It is supported by a new structure to the side of the dwelling. It has a part flat/part mono pitch roof profile, extends to a maximum height of 6.39 metres and is clad in timber. It is envisaged that there would be no overlooking to the adjacent property at no. 7 Mapas Road due to the lack of fenestration on the southern elevation. On the rear elevation, 2 new windows are proposed and to the front, 1 large window. It is set back from the front building line of the existing dwelling and extends above the eaves of the dwelling. The proposed extension is set back approximately 0.625m from the boundary with no. 7, which is considered adequate.

7.2.4 The proposed development comprises a contemporary architectural development. Whilst the principle of modern, innovative architectural solutions is welcomed, it is considered that in this instance, the overall design approach is incoherent, out of scale and does not assimilate well with the existing dwelling or those in the vicinity. The juxtaposition of the bulky flat roofed side extension coupled with the dormer window and varying roof profiles resulting from the overall increase in ridge height and extension of the roof to the rear, provides for a development that is incongruous and out of character with the streetscape, particularly when viewed from the south.

7.2.5 The increase in the ridge height of the roof by c. 1.4 metres to provide for the new dormer window to the front and overall increase of c. 0.9 metres, creates a roof profile that is out of scale with adjacent properties. It is not accepted that it provides for an appropriate step up between no. 5 and 7 due to the varying gradients along the street. It is considered that this amendment will create a visually dominant feature. The development plan sets out specific guidance regarding roof alterations/expansions to main roof profiles. It is considered that the proposed development would result in a significant departure from the established roof profile and character of the street, would be unduly prominent and would not create harmony with the rest of the structure. It thus would be contrary to the guidance set

out in section 8.2.3.4 of the County Development Plan. The examples of precedents cited by the appellant are not considered relevant in this instance.

7.2.6 It is considered that the design of the side extension is also inappropriate. The cantilevered nature of the design, varying building lines as well as the overall height of the structure extending above the eaves of the existing dwelling create visual disharmony and bear no relationship with the existing dwelling. The nature of materials proposed is a significant departure from the existing dwelling and contrary to the guidance set out in the County Plan that external finishes of side extensions shall normally be in harmony with existing.

7.2.7 The proposed rear flat roofed extension largely replaces the existing single storey extension. It has a maximum height of 3.885 metres and extends for approximately 4.928 metres along the northern boundary. It accommodates 4 new roof lights. The proposed new extension will extend approximately 2.5 metres beyond the building line of the existing extension. A sufficiently large rear garden is retained in order to provide an adequate level of amenity to the dwelling. It is not considered there would be any undue overlooking from the proposed roof lights. This element of the proposal is considered acceptable.

7.2.8 It is also proposed to extend the existing vehicular entrance from 2.5 metres to 3.0 metres. The Transportation Planning Department have no objection to the proposal. It is considered that this element of the proposal is acceptable in principle.

7.2.9 Having regard to the above, it is considered that the proposed development by virtue of its design, scale and bulk and amendments to the roof profile, would be visually obtrusive and out of character with the area and the streetscape and thus contrary to the proper planning and sustainable development of the area. Whilst the rear extension and amendments to the driveway are acceptable, it is not considered that a split decision is appropriate in this instance due to the overall nature and design of the development.

7.3. **Appropriate Assessment**

7.3.1 Having regard to the nature and scale of the proposed development, an extension to an existing dwelling house within an established urban area, and the distance 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 It is recommended that permission be refused permission for the reason set out below.

9.0 Reason

1. Having regard to the pattern of development in the area, it is considered that the proposed side extension, by reason of its design and scale, and the significant alterations and increase of height to the existing roof profile, would be out of character with the pattern of development in the vicinity. The development would be visually discordant and be detrimental to the amenities of the area and of property in the vicinity by reason of visual obtrusion and thus would be contrary to the proper planning and sustainable development of the area.

Erika Casey
Planning Inspector

19th September 2017