



An  
Bord  
Pleanála

## Inspector's Report PL29N.248885

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<b>Development</b>	Conversion and extension of existing garage/utility room to side of dwelling with 1 <sup>st</sup> floor extension over to create family ancillary accommodation
<b>Location</b>	10 Coolatree Road, Beaumont, D9
<b>Planning Authority</b>	Dublin City Council
<b>Planning Authority Reg. Ref.</b>	WEB1225/17
<b>Applicant(s)</b>	Brian Nevin
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant subject to conditions
<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	Brian Nevin
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	20 <sup>th</sup> September 2017
<b>Inspector</b>	Una O'Neill

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## 1.0 Site Location and Description

- 1.1. The subject site, which has a stated area of 345sqm, is located on northern side of Coolatree Road, south of the junction with Beaumont Road, within the Dublin suburb of Beaumont, in a well-established residential area.
- 1.2. The site comprises a 2-storey semi-detached dwelling, with attached single storey flat roof garage to its side. The dwelling has a stated floor area of 138 sqm.

## 2.0 Proposed Development

- 2.1. The proposed development comprises the following:
  - Conversion of the garage and utility room to create 'family ancillary accommodation'. The ground level extension is accessed in 3 ways - via an internal door from the new porch area; a separate front door; and an internal link into the kitchen. The extension is linked into the existing dwelling at first floor level.
  - Construction of a porch and single storey extension to front of the dwelling, 1.5m deep and 5.6m wide with an overall height of 3.6m, finished with a lean-to type roof.
  - First floor extension over the converted garage to accommodate a bedroom and home office. The extension will run the depth of the existing dwelling and will be flush with both the front and rear elevations of the dwelling, with a standard pitched roof, in line with the existing ridgeline.

The floor area of the new build is stated to be 24sqm.

## 3.0 Planning Authority Decision

### 3.1. Decision

GRANTED subject to 9 conditions, including the following:

- C3: ...*The proposed 1st floor side extension shall be set back from the primary front 1st floor building line by at least 1.0m, while maintaining same*

*roof pitch, and with the proposed eaves to be no higher than the existing dwelling's eaves height, and proportionate set down from the primary ridgeline. The proposed ground floor element shall be amended to tie into the recessed 1st floor element as required. Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings.*

*Reason: In the interests of orderly development and visual amenity.*

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Report**

- Grant subject to conditions.
- Condition 3 amends the design of the extension.
- The report considers the proposed extension is not subordinated to the main dwelling. It is recommended that a larger set back from the front 1st floor building of at least 1.0m be provided.

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

Drainage Division: No objection subject to conditions.

### **3.3. Prescribed Bodies**

None

### **3.4. Third Party Observations**

None

## **4.0 Planning History**

None

## 5.0 Policy Context

### 5.1. Dublin City Development Plan 2016-2022

The application site is located within land use zoning objective Z1, the objective for which is *'to protect, provide and improve residential amenities.'*

Section 16 of the development plan relates to Development Standards: Design, Layout, Mix of Uses and Sustainable Design.

Section 16.10.14 of the development plan relates to 'Ancillary Family Accommodation'

Appendix 17 furthermore sets out Guidelines for Residential Extensions

### 5.2. Natural Heritage Designations

The nearest Natura sites are the North Dublin Bay SAC (000206), and the North Bull Island SPA (004006), approx. 3km to the south east and separated from the subject site.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

A first party appeal was submitted by an agent for the applicant. This is an appeal against Condition No. 3 granted by Dublin City Council. The grounds of appeal is summarised as follows:

- Precedent for this type of development has been set in the area, with 3 dwellings along Coolatree Road having extensions of the same design.
- To set back the room at first floor level would result in the bedroom becoming 6.1sqm which is below current minimum development plan standards.

- The appellant indicates that if necessary they would be willing to accept a set back of 300mm. The appellant references 2 recent applications in the area where set backs of 300mm/600mm were required/accepted.
- The appellant is of the view that the mish mash of set backs at first floor level in the area will have a detrimental impact on the streetscape and argues that the approach to set back, or requiring no set backs, is not a policy applied equally by Dublin City Planners.

## 6.2. Planning Authority Response

None received.

## 6.3. Observations

None

## 6.4. Further Responses

None

## 7.0 Assessment

### Zoning

- 7.1. The subject site is located within 'zoning objective Z1, the objective for which is *'to protect, provide and improve residential amenities'*. I consider the extension and conversion for family ancillary accommodation to be acceptable in principle and in compliance with the zoning objective for the area.
- 7.2. The primary issues for assessment include;
- Design & Impact on Visual Amenity
  - Integration & Ancillary Family Accommodation Policy

## **Design & Impact on Visual Amenity**

- 7.3. Condition 3 of the Planning Authority's decision requires the first floor extension to be set back by 1 metre from the front elevation so that the extension is subordinate in design to the main dwelling, in the interests of visual amenity.
- 7.4. The grounds of appeal argue that there is precedent in the area for similar extensions and that the set back will have a detrimental impact on the streetscape.
- 7.5. I note appendix 17 of Dublin City Development Plan 2016-2022 which states *'the subordinate approach means that the extension plays more of a 'supporting role' to the original dwelling. In general, the extension should be no larger or higher than the existing'*.
- 7.6. I note that the proposed extension, given its scale and design, is no larger or higher than the existing dwelling. The manner in which the extension is flush with both the front and rear elevation of the dwelling is in my view appropriate and in keeping with the scale and character of the dwelling. A number of dwellings in the area have benefited from similar garage conversion and first floor side extensions, without a first floor set back. In my view the proposal integrates well with the existing dwelling and dwellings in the vicinity and the proposed finishes are also consistent with the existing dwelling. In addition, the proposal will not adversely impact upon residential amenity in terms of loss of light or overshadowing of neighbouring properties given its design and scale.
- 7.7. It is my view that the proposed extension, being modest in scale, will not dominate the existing dwelling nor appear incongruous in the streetscape, therefore a set back at first floor level is not warranted and condition 3 of the Planning Authority should be omitted. However, it is noted that the applicant has stated that he is willing to accept a 300mm set back, should the Board be minded to include a condition to address the issue.

## **Integration & Ancillary Family Accommodation Policy**

- 7.8. Section 16.10.14 of the Dublin City Development Plan states that Dublin City Council will, in principle, favourably consider applications for sub-division to provide family ancillary accommodation where a valid case is made, including details of the relationship between the occupant(s) of the main dwelling house and the proposed occupant(s) of the ancillary family accommodation; and the proposed accommodation is not a separate detached dwelling unit, and direct access is provided to the rest of the house
- 7.9. The description of development is for family ancillary accommodation. Drawing PA-000001 indicates a separate front door access to the proposed extension, as well as two internal access doors from the new porch and from the existing kitchen. I note however the front elevation on drawing PA-000004 indicates the garage door will be replaced with a window of similar style and proportions to the existing fenestration on the front elevation. A cover letter with the application states ‘the unit will be solely and exclusively be used by a family member of the applicant. It will also be wheelchair accessible, which lends to the design of a separate front door to the front of the extension’, therefore I am assessing the proposal for a separate front access door.
- 7.10. Given the proposed extension is to serve a family member and that there is usually no exterior difference required between this use and the use of an extension, it is my view that a separate front entrance door is unwarranted and would be incongruous to the reading of the dwelling as a single dwelling unit. The two other internal access points in my view offer sufficient privacy to allow the extension to be used as ancillary family accommodation. I note that the cover letter with the application indicates that the design is wheelchair accessible, however as the applicant has failed to submit details in relation to the proposed occupant of the ancillary family accommodation it is not clear if this is a required element of the design related to the needs of the family member. Notwithstanding this point, it is my view that any accessibility issues would be adequately addressed via the design of the proposed



front porch rather than through the insertion of an additional separate door alongside a front door to the new front porch. The contiguous front elevation would appear to indicate what would seem to be a step up into both the new porch and the proposed second front entrance door. There is an existing step into the existing dwelling, however as finished floor levels and ground levels are not indicated on the ground floor plan it is not clear if the porch and internal link from the porch to the new extension has been designed to ensure wheelchair accessibility. It is my view that the separate entrance door to the ancillary accommodation/lounge area should be omitted by way of condition in the interests of the functioning as the dwelling as a single dwelling unit and the visual amenity of the area.

#### **7.11. Appropriate Assessment**

Having regard to the minor nature of the development, its location in a serviced urban area, and the separation distance to any 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. The subject site is located within a mature residential area, on lands zoned Z1 'to protect, provide and improve residential amenities'. The proposal for a domestic extension and conversion of garage is considered to be acceptable in principle at this location. Having examined the file and conducted a visit of the site and its environs, I consider that Condition 3 should be omitted, and permission granted, subject to conditions.

### **9.0 Reasons and Considerations**

- 9.1. Having regard to the provisions of the Dublin City Development Plan 2016-2022 and the existing pattern of development in the area, in addition 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 not adversely affect the residential or visual amenities of the area or of property in 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 proposed development shall be amended as follows:
  - (a) The front door to the 'lounge area' shall be omitted from the front elevation and replaced with a window of similar style and proportion to the existing window on the ground floor front elevation.

Revised ground floor and elevation drawings showing compliance with this requirement 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. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

5. 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.

6. 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.

7. 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.

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Una O'Neill  
Senior Planning Inspector

21<sup>st</sup> September 2017

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