



An  
Bord  
Pleanála

## Inspector's Report PL29N.248912

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<b>Development</b>	Ground floor porch to front of house. New dormer roof to the side of existing house, roof creating new office /storage room.
<b>Location</b>	14 Danieli Road, Artane, D 5
<b>Planning Authority</b>	Dublin City Council
<b>Planning Authority Reg. Ref.</b>	2880/17
<b>Applicant(s)</b>	Colm Lyons
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Split Decision
<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	Colm Lyons
<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 is located on the northern side of Danieli Road, west of the Malahide Road, in a well-established residential area in the Dublin suburb of Artane.
- 1.2. The site comprises a 2-storey semi-detached dwelling, with a stated floor area of 157 sqm. The northern side of the street is characterised by 2-storey dwellings with attached side garages. The attached garage to this property has at some stage in the past been converted to habitable space, as has the adjoining garage of the neighbouring property No. 16. In addition, both the appeal property and No. 16 each have adjoining 2-storey, flat-roof, side extensions, positioned behind the attached single storey converted garages.

## **2.0 Proposed Development**

- 2.1. The proposed development comprises the following:
  - Front porch
  - Side dormer roof

The floor area of the new build is stated to be 27.8 sqm.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

Split decision to GRANT permission for porch and REFUSE permission for side dormer, on the grounds that it is highly visually obtrusive and incongruous on the streetscape.

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

#### **3.2.1. Planning Reports**

The Planning Officer's report generally reflects the decision of the Planning Authority.

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

Drainage Division: No objection.

### **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.

Appendix 17 sets out Guidelines for Residential Extensions and Section 17.11 address Roof Extensions.

### **5.2. Natural Heritage Designations**

The site is not located within or directly adjacent to a Natura 2000 site.

## **6.0 The Appeal**

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

This first party appeal is against the refusal by Dublin City Council for the proposed side dormer. The grounds of appeal is summarised as follows:

- Precedent for this type of development has been set in the area, examples of permitted dormers are submitted.
- Proposed works are sensitive to the maturity of the area.

## 6.2. **Planning Authority Response**

The response of the Planning Authority refers to the original planner's report on file.

The following is in addition stated in response to the appeal:

- The examples cited by appellant are not in the immediate vicinity.
- Examples of side dormers permitted at No. 42 Brookwood Avenue and No. 97 Rosemount Avenue are not good examples of dormer design and are contrary to policy.
- Examples cited on No. 4 Brookwood Drive and No. 8 Brookwood Drive are consistent with development plan policy. However, roof pitch of appeal site is far steeper than examples cited and would therefore be more visually dominant and incongruous on the streetscape.
- Appendix 17.11 of the Dublin City Development Plan applies.

## 6.3. **Observations**

None.

## 6.4. **Further Responses**

None.

## 7.0 **Assessment**

7.1. A split decision issued from the Planning Authority with permission granted for the proposed porch and permission refused for the proposed side dormer.

7.2. The porch extension is appropriate in terms of its scale and form and will not impact negatively on the visual or residential amenities of the area. I therefore consider the primary issue for assessment relates to the dormer design and its impact on visual amenity.

- 7.3. The Planning Authority is of the view that given the roof pitch of the dwelling and design of the dormer, the proposal would be a highly incongruous structure and would have a negative impact on the visual amenities of the streetscape.
- 7.4. The appellant argues there are numerous attic conversions in the area and has submitted examples of side dormers. The appellant considers the works will be completed in a sensitive manner relative to the maturity of the area and in keeping with works completed to similar dwellings.
- 7.5. I note the Planning Authority accepts that two of the references to dormers highlighted by the appellant are visually acceptable and in accordance with development plan policy. I have examined these dormers and note they are located 355m from the appellant's property, in a neighbouring development. The dormers in question are set below the ridgeline of the existing dwellings, set back from the eaves, and have a full hipped roof profile, in keeping with the roof profile of the dwellings.
- 7.6. The dormer extension subject of this appeal comprises a half hip, is set 100mm below the ridgeline of the existing dwelling, extends out to the eaves of the dwelling and has a width of 3.5m. As per section 17.11 of the Dublin City Development Plan 2016-2022, a dormer development should reflect the appearance of the existing building as proposed. It is my view that the design as proposed is visually incongruous given the half hip roof profile and dominant position within the roof plane. However, I am of the opinion that, subject to modification of the dormer design, a side dormer extension can be accommodated to facilitate provision of a stairwell to the attic of this dwelling, and that the existing roof pitch is not overly steep in this regard. I consider it reasonable to facilitate a modest extension of the subject dwelling particularly given the pattern of development of such dormers in the wider area and this can be achieved by way of condition.
- 7.7. It is my view that a full hipped roof design should replace the proposed half hip. In addition the dormer should be set back from the eaves level to minimise its visual impact. I consider a 300m set back appropriate, in addition to a reduction in height so that its sits not less than 300mm below the ridgeline of the existing dwelling.

### **Appropriate Assessment**

7.8. 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 side dormer and porch extension 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 permission should be 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 side dormer and porch extension would not seriously injure the 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 side dormer extension shall have a hipped roof.
  - (b) The side dormer structure shall be set back by not less than 300mm from the eastern side elevation so as to sit into the roof plane.
  - (c) The ridge height of the side dormer structure shall be reduced such that it is not less than 300mm below the roof ridge of the main 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.

5. 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.

6. 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

26<sup>th</sup> September 2017