



An
Bord
Pleanála

Inspector's Report PL29N.249116

Development	New dormer window extension at attic level to rear of dwelling.
Location	17 Clontarf Park, Clontarf, Dublin 3
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	WEB1291/17
Applicant(s)	Siobhan Rogers
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	First Party
Appellant(s)	Siobhan Rogers
Observer(s)	None
Date of Site Inspection	23 rd October 2017
Inspector	Una O'Neill

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1.0 Site Location and Description

- 1.1. The subject site is located in a residential crescent on the northwestern side of Clontarf Park, accessed from Vernon Avenue to the west and Vernon Grove to the north, in a well-established residential area, in the Dublin suburb of Clontarf.
- 1.2. The site comprises a 2-storey mid-terrace dwelling, with a stated floor area of 95sqm. The dwelling comprises a single storey rear return and there is a garden shed within the rear garden area. The dwelling faces toward a communal green and is bounded by a service lane to the rear/west.

2.0 Proposed Development

- 2.1. The proposed development is for a dormer extension within the rear roof plane.

3.0 Planning Authority Decision

3.1. Decision

GRANT permission for rear dormer, subject to 8 conditions. The following condition is of note:

2. The development hereby approved shall incorporate the following amendments: a) The proposed dormer shall not extend more than 50% of the width of the existing rear roof plane; shall be centred on the rear roof plane as much as possible; shall not be less than 1.0m from the party boundaries; with any window or windows no wider than the existing rear 1st floor window below. b) The proposed rear dormer's elevations; fascia/soffits; rainwater goods, SVPs; window frames; glazing bars shall be finished in a dark colour so as to match the existing roof colouring. 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 visual and residential amenity

3.2. Planning Authority Reports

3.2.1. Planning Report

- Grant subject to 8 conditions.
- Condition 2 amends the design of the rear dormer extension.
- The report considers the proposed dormer would be visually dominant, out of character, would detract from the terrace of dwellings and would effectively represent a third storey to the dwelling. This can be dealt with by way of condition.

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.

Sites within the vicinity:

4513/06: Permission GRANTED at 16 Clontarf Park for development including conversion of attic space to a study/playroom area with en-suite bathroom and flat-roofed dormer extension to the rear roof of the dwelling.

3423/15: Permission GRANTED at 19 Clontarf Park for construction of dormer extension to rear.

3534/04: Permission GRANTED at 20 Clontarf Park for development including a two storey dormer extension to the side and rear of existing two storey end of terrace house and a new rear dormer window to existing attic store.

3548/08: Permission GRANTED at 69 Clontarf Park for development including a dormer extension to rear of dwelling.

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 16.10.12: Extensions and Alterations to Dwellings

Appendix 17, Section 17.11: Guidance for Roof Extensions.

5.2. Natural Heritage Designations

The site is not located within or adjacent to any designated Natura 2000 site. The nearest Natura sites are North Dublin Bay SAC (000206), the North Bull Island SPA (004006), and the South Dublin Bay and River Tolka Estuary SPA (0040240), to the south and south east and separated from the subject site.

6.0 The Appeal

6.1. Grounds of Appeal

The first party appeal is against condition 2(a) and is summarised as follows:

- There should be no impact on either the sunlight or daylight to the terraced neighbour to the north.
- The proposed dormer does not impact on the Clontarf Park or Vernon Avenue streetscapes.
- In terms of reflecting the character of the area, a similar dormer exists adjacent to the appeal dwelling at no. 16.
- Condition 2 amounts to a refusal as the constraints of the condition mean the development cannot be achieved.
- These terraced dwellings are restricted in terms of their width at 5.5m and to reduce the width will affect the ability to incorporate a stairs to the attic level,

without creating substandard bedroom sizes at first floor level. However, to address the issue of the extent of the proposal, a revised plan has now been submitted to increase the extent of visible roof on the opposite side, with distance to no. 18 increased to 700mm.

- The dormer at no. 19 has not been constructed because of the same condition being applied to that permission. Google images indicate roof lights have been installed instead at this location.
- The revised drawings submitted indicate the minimum width the dormer can be in order to accommodate access stairs.
- The windows do reflect those existing at first floor level.
- The eaves fascia gutter will be continuous across the rear of the roof.

6.2. **Planning Authority Response**

No further comment.

6.3. **Observations**

None.

6.4. **Further Responses**

None.

7.0 **Assessment**

7.1. This is a first party appeal against planning condition 2(a) of the Planning Authority which states:

The proposed dormer shall not extend more than 50% of the width of the existing rear roof plane; shall be centred on the rear roof plane as much as possible; shall not be less than 1.0m from the party boundaries; with any window or windows no wider than the existing rear 1st floor window below.

7.2. Having regard to the nature of the development proposed and the condition subject of this appeal, I consider a de novo consideration of the proposal is not warranted

and I recommend the Board should use its discretionary powers under Section 139 of the Planning and Development Act 2000 (as amended), and restrict its consideration to the terms of condition no. 2.

- 7.3. Revised drawings have been submitted, which indicates the dormer reduced in width so that it sits 700mm from the boundary with dwelling no. 18 (previously 300mm). I have assessed these drawings in addition to the drawings submitted to the Planning Authority.
- 7.4. The main issue of the appeal relates to design and visual Impact.
- 7.5. The applicant is of the view that the proposed dormer will not impact on neighbouring properties in terms of sunlight/daylight and given the restricted width of the site condition 2 cannot be implemented without resulting in a loss of stairs or reduction in size of existing bedrooms at first floor level to below standards. The proposal does not impact on the Clontarf Park or Vernon Avenue streetscapes as it is to the rear of the property and is in keeping with the character of the area given the existence of a similar dormer on the adjoining property.
- 7.6. The Planner's Report notes the dormer would be visually dominant, out of character, and would detract from the terrace of dwellings, effectively representing a third storey to the dwelling. The Planners Report cites the dormer at number 16 (ref 4513/06) as an historic example which should not be replicated. The dormer permitted at 19 Clontarf Park (ref 3423/15), immediately adjoining the site to the north, is considered appropriate and this permission comprised a condition limiting the extent of the dormer. I note this dormer has not been constructed.
- 7.7. Appendix 17.11 of the Dublin City Development Plan 2016-2022 states the following in relation to Roof Extensions:

When extending in the roof, the following principles should be observed:

- The design of the dormer should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building
- Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the original roof to remain visible
- Any new window should relate to the shape, size, position and design of the existing doors and windows on the lower floors

- Roof materials should be covered in materials that match or complement the main building
- Dormer windows should be set back from the eaves level to minimise their visual impact and reduce the potential for overlooking of adjoining properties.

7.8. The proposed dormer window on the rear elevation is 4.8m in width and 4.8m in height. The internal floor to ceiling height is 2.275m and the floor plans indicate a 'renovated attic space' and separate 'shower room'. A revised drawing has been submitted with the appeal, with the width of the dormer reduced so that it sits 700mm from the boundary with dwelling no. 18 (previously 300mm). No revised floor plan has been submitted.

7.9. It is apparent from an inspection of the site in conjunction with an analysis of the area maps that this crescent of Clontarf Park comprises a tight urban grain, with narrow house sizes and limited private open spaces. There are therefore limitations in relation to scope for extensions to these houses.

7.10. I note the number of permissions granted for dormer windows in the area and the historic nature of them in that they were constructed prior to the current Dublin City Development Plan 2016-2022. The Planners Report considers the two existing dormers within this terrace do not reflect current policy. I note condition 2 has limited the width of the dormer, addressing bullet point two of Appendix 17.11 of the development plan, however the condition has not sought to reduce the height of the dormer relative to the ridge line or amended the depth of the dormer relative to the eaves (bullet point five of Appendix 17.11). As per bullet point three the proposed windows accord with the design of the dwelling.

7.11. While the dormer as proposed does not accord entirely with bullet point two of Appendix 17.11, I note the existing pattern and scale of dormers within this terrace, which are to the rear of the properties, are not visible from the front elevations and given their height and location within the terrace, oblique views are blocked from the crescent/street to the front. I do not consider the proposal incongruous in relation to the existing immediate context and pattern of development. There is a view of the rear terrace from Clontarf Park road to the south, however I do not consider this view significant given its limited visibility.

- 7.12. Having considered the existing context of the site, including the view of the terrace from the south, and the existing pattern of development within this terrace, I do not consider the existing dormers have a serious negative impact on the surrounding area. I consider it reasonable to facilitate a modest extension of the subject dwelling particularly given the restricted nature of this site, as well as the separation distances from properties to the rear. It is my view that the proposal in this specific instance, is not incongruous within the terrace and will not be injurious to residential amenity of adjoining properties.
- 7.13. The revised drawing submitted by the applicant indicating a reduced width does minimise further the extent of the dormer to lessen its visual dominance and is considered acceptable.
- 7.14. It is my view that Condition 2 of the Planning Authority decision should be amended accordingly.

Appropriate Assessment

- 7.15. 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. Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 2 so that it shall be as follows for the reason set out.

9.0 Reasons and Considerations

- 9.1. Having regard to the existing pattern of development within this terrace, the location of the appeal site mid-terrace, the restricted nature of the site and distances to

properties to the rear, it is considered that the rear dormer extension would not detract from the character of the area or seriously injure the amenities of property in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area and condition 2 should be amended.

10.0 Conditions

2 The proposed development shall be amended as follows:

- (a) The width of the dormer shall be reduced in accordance with drawing H_159.05(A) received by An Bord Pleanála on the 28th day of August, 2017.
- (b) The proposed rear dormer's elevations; fascia/soffits; rainwater goods, SVPs; window frames; glazing bars shall be finished in a dark colour so as to match the existing roof colouring.

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 amenity.

Una O'Neill
Senior Planning Inspector

16th November 2017