



An  
Bord  
Pleanála

## Inspector's Report ABP-300078-17

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| <b>Development</b>                  | Protected Structure: the development will consist of the internal and external modifications to 1 No. apartment to change it from a 1 bedroom apartment to a 2 bedroom apartment at first floor level, works also include the addition of 2 no. external dormer windows to the rear of the subject building. |
| <b>Location</b>                     | 2/4 Bridge Street, Ringsend, Dublin 4.   |
| <b>Planning Authority</b>           | Dublin City Council (South Area)   |
| <b>Planning Authority Reg. Ref.</b> | 3626/17  |
| <b>Applicant(s)</b>                 | The R2 Partnership.  |
| <b>Type of Application</b>          | Permission   |
| <b>Planning Authority Decision</b>  | Refuse Permission  |
| <b>Type of Appeal</b>               | First Party  |
| <b>Appellant(s)</b>                 | The R2 Partnership.  |
| <b>Observer(s)</b>                  | None.  |
| <b>Date of Site Inspection</b>      | 7 <sup>th</sup> February 2018.   |
| <b>Inspector</b>                    | Brid Maxwell   |

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## 1.0 Site Location and Description

- 1.1. The appeal site has a stated area of 73.5m<sup>2</sup> is located on the southern side of Bridge Street opposite St Patrick's Church, Ringsend and between Fitzwilliam Quay and Thorncastle Street. The property comprises two mid terraced buildings which are two and three storeys over basement in height. The buildings, while currently vacant, were formerly used as off licence at ground floor and 3 residential apartments located over the first and second floors. The area in the vicinity is mixed use in character. On the date of my site visit I noted that internal renovation works were underway on the site.
- 1.2. The facades of both properties are protected. Ref 866-2 Bridge Street, Ringsend Dublin 4 Façade. Ref 867 Bridge Street. Ringsend, Dublin 4 Façade.

## 2.0 Proposed Development

- 2.1. The proposal as set out involves internal and external modifications to an existing one-bedroom apartment of 40 sq.m at first floor to make the unit a 2-bedroom apartment 73.5 sq.m at first and second floor level. Proposed works will include the addition of 2 no split dormer windows to the rear return of the existing residential unit and reconfiguration of the living room and kitchen area to provide a new open plan living area. Works as set out on the plans and documentation relate to alterations to development permitted under recent application 3292/17. The proposed split dormer roof is proposed in a glazed and zinc finish.

## 3.0 Planning Authority Decision

### 3.1. Decision

By order dated 9<sup>th</sup> October 2017 Dublin City Council decided to refuse permission for the following reason:

*“The proposed development for internal and external alterations to a 1 bed apartment in a Protected Structure which would involve the addition of 2 no external dormer windows, is not in accordance with Development Plan Policy as set out in*

*Section 11.1.5.3, as it would have a negative visual impact on the existing streetscape and the façade of the protected structure and would result in an adverse impact on the character and setting of the historic building and protected structure. It would therefore be contrary to the proper planning and sustainable development of the area.”*

## **3.2. Planning Authority Reports**

### **3.2.1. Planning Reports**

Planner’s report notes that the drawings are inaccurate with regard to the existing plan layout taking reference rather to intended layout 3292/17 (Permission was granted on 6/10/2017 subsequent to the date of report). The dormer windows proposed to the side of the roof would have a direct bearing on the façade of the building in terms of how the structure is viewed within the existing streetscape. Whilst the dormer windows are subordinate to the main roof the overall roof profile is an integral part of the façade of the building and forms an important feature within the streetscape and the original form of the protected structure. As such the intervention at roof level is considered to be inappropriate in the context of the site as it would result in a negative visual impact on the front elevation of the protected structure and thus have a serious adverse impact on the character and setting of the protected structure. On this basis refusal was recommended.

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

- Drainage Division report indicates no objection subject to compliance with the Greater Dublin Regional Code of Practice for Drainage Works.
- Conservation Officer’s report expresses concern regarding incremental revision to the buildings rather than a holistic approach. The proposal could be achieved with greater consideration to the restoration of the lost character including an appropriately designed shopfront to no 2 with a shop interior visible to the historic streetscape, restoration of original entrance points within the historic footprints and appropriate location of vertical circulation. The insertion of further accommodation staircase sterilises a substantial part of the plan to access. The additional floorspace above first floor increases the scale of development to the rear, provides constrained bedroom accommodation due to roof profile and overshadows the shared amenity

terrace below. Lack of consideration in relation to location of mechanical services is noted.

- The fire safety strategy and desire to create an open ground floor space results in loss of vertical connection within No 2 and the removal of integrity / coherence within the shopfront of No 2. An alternative layout providing for the two units to remain as standalone units at ground floor level should be provided and potential approach is outlined. The proposal as set out does not adequately support the appropriate re-use of the historic structures and does not adequately respond to the specific context and significance.

### **3.3. Prescribed Bodies**

3.3.1 Transport Infrastructure Ireland submissions makes no observations on the proposal.

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

3.4.1 None

## 4.0 Planning History

**3292/17** Permission granted 26 October 2018 for: *“Protected Structure: The development will consist of alteration to shop front windows. Change of use including internal modifications of basement unit from storage use to gym / medical use. Change of use, including internal modifications of ground floor unit, of off licence to restaurant / takeaway use with new bin store, decking area, and extraction ducting to the rear elevation of the building. Alterations and additions to the upper residential units with addition and modifications to windows & doors in rear facades and balconies.”*

**30006/17** Permission granted 20<sup>th</sup> July 2017 for the external restoration and refurbishment works to the front façade of 2/4 Bridge Street. The works proposed involve stone cleaning repairs brick cleaning and repair.

**3463/14** Permission granted for retention of off licence use at ground floor and retention of the shopfront signage and supporting brackets.

**4877/03** Permission for change of use for the ground floor of no 2 (Cab offices) and No 4 Public House to be combined into a retail unit of 140sq.m. Provision of staff, toilet canteen, cold room and stores in the basement. Conversion of first floor no 2 and first floor 4 into three apartments comprising of one 2 bed apartment and two 1 bed apartments, each with own balcony to the rear. All with ancillary works, site development works and associated structural works.

**2400/01** Permission granted at 2/4 Bridge Street for office to first floor, new shopfront change of use of ground floor to taxi office to lounge bar, part change of use of basement storage to toilets at no 2 Bridge Street and new office to first and second floors at no 4 Bridge Street.

**3014/02** Permission granted for change of use from hair dressers to coffee shop at the adjoining property Unit No 1A Bridge Street.

## 5.0 Policy Context

### 5.1. Development Plan

5.1.1 The Dublin City Development Plan 2016-2022 refers.

The site is within an area zoned Z4 the objective is “*To provide for and improve mixed use service facilities*”.

16.10 Standards for residential accommodation

16.10.12 Standards for Alterations and Extensions. Appendix 17. - Guidelines for Residential Extensions.

11.1.5.3 Protected structures. Interventions to Protected Structures should be to the minimum necessary and all new works will be expected to relate sensitively to the architectural detail, scale, proportions and design of the original structure. This should take into account the evolution of the structure and later phases of work, which may also contribute to its special interest.

### 5.2. Natural Heritage Designations

The nearest Natura 2000 site is the Dublin Bay SAC and the South Dublin Bay and River Tolka Estuary SPA approximately 1.8km to the southeast.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

6.1.1 The first party appeal is submitted by RV Nowlan and Associates, Chartered planning and property consultants. Grounds of appeal are summarised as follows:

- Note that under permitted ref: 3292/17 permission was granted for change of use of ground floor unit to restaurant / takeaway and basement into a gym with ancillary medical rooms. 3006/17 permission granted for external restoration and refurbishment works to the front façade.

- Notably only the external facades only of both properties are protected.
- New dormer elements are not visible from any angle from the external front or side perimeter of the building as detailed in photomontage contained in Appendix 2.
- The existing building at 2/4 Bridge Street effectively comprises a modern building constructed behind a listed façade with minimal historic features.
- Proposed change of 1 bed unit to a 2 bed unit significantly improves the layout of the unit and better utilises the area with the addition of a bedroom which is in full compliance with Dublin City Development Plan Standards.
- 3292/17 provides opening of new doors from the living room to a now dedicated private open space that has greatly improved the living quality of the subject unit.
- Proposal is wholly in compliance with Section 11.1.5.3 of the Dublin City Council Development Plan.
- The proposed works primarily take place to the rear extension which comprises the new addition to the building and do not impact on the streetscape.

## 6.2. Planning Authority Response

The Planning Authority did not respond to the appeal.

## 7.0 Assessment

- 7.1. The proposal is to alter the upper floor levels of No 2 and 4 Bridge Street and relates most significantly to No 2. The alterations include alterations to the layout of the permitted 1 bed residential unit on the first floor and provide for the removal of internal partitions to create a combined kitchen living at first floor level and creation of an additional level to the apartment by conversion of the roof space and installation of 2 no. zinc clad dormer windows on the eastern plane of the roof. The



dormer windows would be 3.1m and 3.4m wide and 2.4m high, and set back from the eaves level down from the roof ridge.

7.2. The grounds for refusal by Dublin City Council was on the basis that the development would have a negative visual impact on the existing streetscape, have an adverse impact on the character and setting of the historic building and protected structure. The first party notes that it is only the façades of the structures which are protected and the proposed external dormers to the rear will have no visual impact on the front façade. Whilst I would concur that views of the proposed roof from the front elevation would be limited, by virtue of the location, however the proposed roof dormer would be openly visible from the south and would in my view be unsatisfactory, out of character and detrimental to the character of the building. On this basis I would recommend that the Council's decision to refuse be upheld.

## 8.0 Recommendation

8.1. Having regard to the foregoing, I recommend that the decision of the Planning Authority be upheld and permission refused for the following reason.

## 9.0 Reasons and Considerations

Having regard to the to the zoning objective, Z1 ;" *to protect, provided for and improve residential amenities*", according to the Dublin City Development Plan, 2016-2022, to the character of the existing protected structure and to the established pattern, scale and architectural character of the area, it is considered that the proposed extensions, by way of dormer windows in the rear roofspace would constitute substandard development which would fail to integrate satisfactorily with the existing building. As a result, the proposed development would be obtrusive and overbearing in impact and would set undesirable precedent for similar development in the area. The proposed development would thereof re be contrary to the proper planning and development of the area.

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Brid Maxwell

Planning Inspector

20<sup>th</sup> February 2018.