



An  
Bord  
Pleanála

## Inspector's Report ABP-300348-17.

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<b>Development</b>	Conversion of attic to habitable space with bathroom, bedroom and study, dormer window to the rear and new roof to replace existing hipped roof.
<b>Location</b>	2 Orby Way, The Gallops, Leopardstown, Dublin 18.
<b>Planning Authority</b>	Dún Laoghaire Rathdown Co. Council.
<b>Planning Authority Reg. Ref.</b>	D17B/0315
<b>Applicants</b>	Niamh & Darren Connolly
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant
<b>Type of Appeal</b>	Third Party
<b>Appellants</b>	Hugh and Jean McGuire
<b>Observers</b>	None
<b>Date of Site Inspection</b>	6 <sup>th</sup> of March 2018
<b>Inspector</b>	Siobhan Carroll

## 1.0 Site Location and Description

- 1.1. The appeal site is located within The Gallops in south Co. Dublin between Leopardstown and Stepside. The Gallops comprises a housing estate of mostly semi-detached dwellings in cul de sac layouts developed in the last 20 years between the M50 and the Luas line. Junction 14 of the M50 is located approximately 2km north-west of the appeal site and Glencairn Luas stop is approximately 600m to the west.
- 1.2. No. 2 Orby Way is an end of terrace, two-storey dwelling. It is located at the entrance to a cul de sac containing 15 no. dwellings. The site has a stated area of 0.0267 hectare and a frontage of c 11m. A two-storey extension with a hipped roof was constructed to the side of the dwelling.

## 2.0 Proposed Development

- 2.1. Permission is sought for the conversion of existing attic to new habitable space to include bathroom, study and bedroom with associated new stairs, new dormer window to west elevation, new roof to replace existing hipped roof and 2 no. new roof lights to eastern elevation.

## 3.0 Planning Authority Decision

### 3.1. Decision

Permission was granted subject to 3 no. conditions.

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Reports

- Further information was sought regarding the location of the proposed rooflights to the front including the dimensions and details of the dimensions of the rear dormer. It was requested that the roof design be revised from a gable roof to a half hipped roof and that the dormer be reduced in width by 1m.

- The applicants submitted revised plans in response to the further information. The roof design proposed was amended to a half-hipped profile in line with the requirements of the Planning Authority and the width of the dormer was reduced by 1.5m. The Planning Authority were satisfied with the revised proposals and granted permission.

#### 3.2.2. Other Technical Reports

- None

### 3.3. **Third Party Observations**

- 3.3.1. The Planning Authority received two submissions in relation to the planning application. The issues raised are similar to those set out in the appeal.

## 4.0 **Planning History**

Reg. Ref. D05B/0107 – Permission was granted for a two storey extension to the side and single storey extension to the rear of an existing two storey house.

## 5.0 **Policy Context**

### 5.1. **Development Plan**

The site is governed by the provisions of the Dún Laoghaire – Rathdown County Development Plan 2016-2022.

- The site at 2 Orby Way, The Gallops, Leopardstown, Dublin 18, is located on Map 6 of the Dun Laoghaire Rathdown Development Plan and is identified as being Zoned Objective A 'to protect and/or improve residential amenity'.
- Chapter 8 – Principles of Development
- Section 8.2.3.4(i) refers Extensions to Dwellings

## 6.0 The Appeal

### 6.1. Grounds of Appeal

A third party appeal was lodged by Hugh and Jean Mc Guire. A summary of the contents is as follows;

- The proposed extension would have an adverse impact on the appellants property no. 24 Glencairn Green which is situated to the south of the appeal site.
- The extension would cause overlooking to their private amenity space and windows of habitable rooms. It would result in a loss of outlook from the appellant's property.
- It would also cause overlooking to adjacent residential properties.
- The design and scale of the proposed extension is considered out of character with existing surrounding development.
- The proposed alteration in roof profile and the proposed rear dormer would not integrate with the design character of the streetscape along Orby Way. It would set an undesirable precedent for similar development.
- The proposed half-hipped roof profile would be at variance with existing roofs to similar properties within Orby.
- The proposed fenestration to the extension is out of character with the existing treatment with the dwelling.
- The appellants note a recent granted scheme at no. 24 Orby Lawn. They consider the extension to be similar to that which is currently proposed at 2 Orby Way. However, their opinion is that the dormer extension is out of character with surrounding development.
- It is requested that the Board refuse permission for the reasons set out in the appeal.

## 6.2. Applicant Response

A response to the third party appeal was received from Built Environment Project Services on behalf of the applicants Niamh and Darren Connolly.

- The Planning Officer from Dun Laoghaire Rathdown Co. Council in their assessment of the proposal considered that the proposed change in roof profile would result in a loss of outlook to adjacent properties and that a half-hip roof should be considered.
- The Planning Officer considered having regard to the position of the house at the end of the terrace that the proposed roof profile alteration would represent a sympathetic alteration which would harmonise with the streetscape.
- In relation to the proposed rear dormer the Planning Officer considered that it was of an acceptable scale and that it would be adequately set back from the proposed gable.
- The Planning Authority requested further information in order to clarify the location of the proposed rooflights. Revised drawings were required to indicate the location and dimensions of the rooflights. Details in relation to the width, depth and height of the proposed rear dormer were requested. The applicants were requested to provide a half hipped roof profile in place of the gable hip roof and to reduce the width of the dormer by 1m.
- The Planning were satisfied with the revised proposals submitted in response to the further information, which included a revised roof profile, the omission of dressing area to the attic bedroom and the reduction in width of the dormer by 1.5m. Permission was granted.
- The objections raised by the appellants to the application have been addressed through the revisions to the original proposal. The scheme granted by the Planning Authority respects the residential and visual amenities of the area.
- It is requested that the Board uphold the decision of the Planning Authority and grant permission for the proposed development.

### 6.3. Planning Authority Response

- The Planning Authority refer the Board to the Planner's Report and state that they have no further comments regarding the proposed development and subject appeal.

## 7.0 Assessment

- 7.1. It is proposed to convert the attic, alter the roof profile and construct a dormer in the rear roof plane of the dwelling. Section 8.2.3.4(i) of the Dun Laoghaire Rathdown Development Plan 2016-2022 refers to extensions to dwellings. In relation to roof alterations or expansions to main roof profiles including changing the hip-end roof of a semi-detached house to a gable/'A' frame end or 'half-hip' it is advised that consideration and special regard to the character and size of the structure, its position on the streetscape and proximity to adjacent structures. Other factors to be considered include the existing roof variations on the streetscape, the distance from other properties, the visibility of proposed roof end and whether the proposal harmonises with the property and adjacent properties.
- 7.2. It is proposed to alter the roof profile from a hip end roof design to a gable end roof design. The original roof profile is a hipped roof and this was also replicated in the two-storey side extension which was built to the property under the permission granted under Reg. Ref. Reg. Ref. D05B/0107. The dwelling is located at the southern end of a terrace of 8 no. dwellings. No. 16 Orby Way at the northern end of the terrace has a hipped roof. There is a terrace of 7 no. dwellings on the opposite side of Orby Way. The two end of terrace dwellings have a two-storey section which projects forward from the building line of the terrace and the roofs have a hipped finish to the façade. Therefore, there is some variation in the roof treatment to the properties at the end of the two terraces.
- 7.3. The Planning Authority in their assessment of the proposal determined that the proposed roof would negatively impact upon the outlook from no. 26 and no. 28 Glencairn Drive. To overcome the matter, they requested as part of the further information that roof design be revised to a half-hipped roof. The revised plans illustrated on drawing no: 1704-AR-02 indicate that the ridgeline would be extended out by 3m while the base of the existing roof extends a further 2.7m. This

significantly reduces the extent of additional roof area proposed. The revised design includes the omission of the proposed dressing room and a reduction in the size of the bedroom.

- 7.4. The proposed half-hipped roof design reduces the bulk and scale of the proposed roof and having regard to the limited extent of the proposed roof extension, I am satisfied that it would harmonise with the design character of the existing property and integrate into streetscape. Furthermore, the proposed roof extension would not unduly impact upon the residential amenities of the surrounding properties. Two rooflights are proposed to the front roof plane. They have a width of 942mm and a depth of 1300mm. Having regard to the limited size of rooflights, I consider that they would be visually acceptable.
- 7.5. In terms of dormer extensions to roofs it is advised in Section 8.2.3.4(i) of the Development Plan that they will be considered having 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. Dormer extensions shall be set back from the eaves, gables and/or party boundaries.
- 7.6. The rear dormer as originally proposed has a width of 4.8m and a height of 2.1m and it would project out a maximum of 3.4m from below the rear roof ridgeline. The proposed revised dormer has a width of 3.5m, a height of 2.1m and would project out 3.3m. In terms of the proposed design of the rear dormer I consider that given the reduced scale of the dormer that it integrates well into the rear roof plane and does not appear as an overly dominant feature.
- 7.7. In relation to the matter of overlooking from the proposed rear dormer, having regard to the fact that there are no directly opposing windows and to the separation distances provided of circa 11.5m from the proposed dormer to the boundaries of the adjoining properties to the west and south-west, I am satisfied that it would not result in any significant new overlooking to adjoining properties.

#### Appropriate Assessment

- 7.8. The appeal site is not within or adjoining any Natura 2000 site. Having regard to the minor nature and scale of the proposed development, the location of the site in a serviced suburban area and the separation 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. I have read the submissions on file and visited the site. Having due regard to the provisions of the Development Plan, together with all other issues arising, I recommended that permission be granted for the following reasons and considerations.

## **9.0 Reasons and Considerations**

Having regard to the provisions of the current Development Plan for the area, and having regard to the pattern of existing development in the area and the design and scale of the proposed extension, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, and would comply with the provisions of the Development Plan. 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, as amended by the further plans and particulars submitted on the 15<sup>th</sup> day of October 2017, 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 external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

3. 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.

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Siobhan Carroll  
Planning Inspector

13<sup>th</sup> of March 2018