



An
Bord
Pleanála

Inspector's Report ABP-300391-17.

Development	Permission for the construction of a single storey side extension and rear extension to an existing detached two storey dwelling, ancillary alterations to all elevations and all associated site works.
Location	No. 8 The Oaks, Castletown, Celbridge, Co. Kildare.
Planning Authority	Kildare County Council.
Planning Authority Reg. Ref.	17/548.
Applicant(s)	Paul O'Flynn.
Type of Application	Permission.
Planning Authority Decision	Grant.
Type of Appeal	First Party.
Appellant(s)	Paul O'Flynn.
Observer(s)	None.
Date of Site Inspection	23 rd February, 2018.
Inspector	A. Considine.

1.0 Site Location and Description

- 1.1. The subject site is located approximately 400m to the north of Main Street in Celbridge, and to the west of Castletown Drive. The surrounding area is predominantly residential in character and the site lies within a small cul-de-sac of 8 houses within the wider Castletown estate. The subject site is a corner site and bounds Castletown Drive, and a public footpath.
- 1.2. The existing house on the site comprises a two storey detached house. The existing house is finished with a smooth plater and the front door is located off the front wall. The house is orientated in a north to south direction with a gabled front. The site occupies a stated area of 0.0588ha and the existing house has a stated floor area of 152m².

2.0 Proposed Development

- 2.1. Permission is sought for the construction of a single storey side extension and rear extension to an existing detached two storey dwelling, ancillary alterations to all elevations and all associated site works at No. 8 The Oaks, Castletown, Celbridge, Co. Kildare.
- 2.2. The proposed extension will provide for an enlarged kitchen / dining room with a utility and WC. The proposed mono-pitched roof be finished with zinc or other metal cladding while the walls will also be finished with zinc or other metal cladding / plaster and has a stated floor area of 28m². The development also proposes the construction of a porch to the west

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to grant permission subject to conditions including Condition 3 which states as follows:

External Finishes:

- The zinc cladding finish proposed to be used on the walls of the extension to the north east of the existing dwelling should be omitted and replaced with a nap plaster finish.
- The door frame of the proposed porch shall match the colour of the existing windows in the front of the house

Reason: In the interests of architectural harmony and visual amenity on this prominent corner site.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning report considered the proposed development in terms of the relevant information presented in support of the application, together with technical reports. The report concluded that there was no objection in principle to the proposed development, but that several issues relating to the design and detailing of the extension required to be resolved.

Following receipt of the response to the further information request, the porch was reduced in height. The response clarified the proposed materials and submitted a series of photomontages demonstrating the proposed extension. The issue in relation to the location of an AJ sewer was also addressed. The final planning report concludes recommending a grant of permission subject to conditions and the report formed the basis of the Planning Authority decision to grant permission.

3.2.2. Other Technical Reports:

Water Services: No objection subject to conditions

Roads & Transport: No objection subject to conditions

Irish Water: No objection.

3.2.3. Third Party Submissions:

None.

4.0 Planning History

There is no planning history relating to the subject site. The following relates to adjacent sites:

PA ref 09/532: Permission granted for the construction of a single storey extension.

PA ref 08/932: Permission granted for the construction of a single storey extension.

PA ref 13/0002: Permission granted for a two storey extension to side and rear of existing dwelling and additional single storey extension to rear.

5.0 Policy Context

5.1. Development Plan

The Celbridge Local Area Plan, 2017-2023 is the relevant policy document pertaining to the subject site. The site is zoned B Existing Residential / Infill. It is the stated objective for this zoning to protect and enhance the amenity of established residential communities and promote sustainable intensification.

Chapter 17 of the Kildare County Development Plan deals with Development Management Standards, and section 17.4.8 deals with extensions to dwellings. This section of the CDP states as follows:

Primarily, the design and layout of extensions should have regard to the character of the existing dwelling, the nature of the surrounding area and the amenities of adjoining properties, particularly as regards sunlight, daylight and privacy. The following basic principles shall be applied:

- The extension should be sensitive to the existing dwelling in its form, scale and appearance and should not adversely distort the scale or mass of the structure or adjoining properties.
 - The extension should complement the area in which it is located, and its design and scale should have regard to adjoining properties.
- However, a flexible approach will be taken to the assessment of

alternative design concepts and contemporary designs will be encouraged.

- In rural areas, the design of extensions should have regard to the Key Principles set out in Chapter 16 Rural Design Guide.
- The extension should not provide for new overlooking of the private area of an adjacent residence where no such overlooking previously existed.
- In an existing developed area, where a degree of overlooking is already present, the new extension must not significantly increase overlooking possibilities.
- New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house.
- The physical extensions to the floor area of a dwelling should not erode its other amenities. In all cases a minimum private rear garden area must be retained.

5.2. Natural Heritage Designations

The subject site is not located within, or adjacent to, any designated European Site. The Rye Water Valley / Carton SAC, Site Code 001398, is located approximately 3.5km to the north east.

6.0 The Appeal

6.1. Grounds of Appeal

This is a first party appeal against the decision of the Planning Authority to include condition 3 – provided above in section 3 of this report. The grounds of appeal are summarised as follows:

- The proposed extension is seeking to achieve a southerly aspect to the kitchen, living, dining space.

- The design of the roof arises from having to maintain the existing first floor bedroom windows.
- The metal cladding is in keeping with the contemporary ethos of the design and will create an obvious line between old and new, between original and contemporary.
- The colour of the zinc will blend into the many greys and blacks of the natural residential environment.
- The condition to change the finish will compromise and complicate an otherwise simple extension.
- Landscaping will be undertaken and photomontages are provided to show the existing and proposed screening.
- There are a number of permissions for higher extensions in the vicinity, also on prominent corner sites, and one with timber cladding.
- The second element of condition 3 requires that the proposed door frame of the porch match the colour of existing windows in the front of the house. It is submitted that this condition will needlessly complicate the front porch design.
- The suggested white door frame would look like a 'go faster strip' and would have a negative impact on the aesthetics of the proposed dwelling.

6.2. Planning Authority Response

The Planning Authority has responded to this appeal advising no further comments.

6.3. Observations

None.

7.0 Assessment

- 7.1. Having considered the nature of the subject appeal, the Board will note that there is no issue in principle with the proposed extension to the house. In this regard, I am generally satisfied that the scale of the extension is acceptable and the only issue arising relates to the proposed finishes. The Planning Authority, through the inclusion of condition 3, is seeking to change the proposed finishes. This First Party appeal relates solely to this condition, and I am satisfied that S139 of the Planning & Development Act, 2000 as amended, applies in this instance. I am satisfied that there are no other issues arising in relation to the development, and there are no objections or third party submissions, and as such, the determination by the Board as if it had been made to it in the first instance is not warranted.
- 7.2. The Planning Authority considered that the proposed zinc finish to the walls and roof would result in the extension having an overly dominant impact on the surrounding residential area on what is a very prominent site (being visible on three sides from the public road). In response, the applicant has submitted that the design seeks to create an obvious line between old and new, between original and contemporary.
- 7.3. The Kildare County Development Plan, 2017 sets out the development management standards applicable in this instance. Section 17.4.8 states that the design and layout of extensions should have regard to the character of the existing dwelling, the nature of the surrounding area and the amenities of adjoining properties, particularly as regards sunlight, daylight and privacy. The CDP requires that extensions be sensitive to the existing dwelling in its form, scale and appearance and should not adversely distort the scale or mass of the structure or adjoining properties. The Plan does however, provide that a flexible approach will be taken to the assessment of alternative design concepts and contemporary designs will be encouraged.
- 7.4. I am generally satisfied that the proposed development will not impact on the amenities of existing adjacent properties in terms of sunlight, daylight and privacy and I am satisfied that the scale of the proposed extension is sensitive to the form and scale of the existing house and those of adjacent properties. The Planning Authority is seeking the omission of the zinc cladding in the interests of architectural

harmony and visual amenity on the prominent corner site. The planning report considered that the finish would result in the extension having an overly dominant impact on the surrounding residential area. I am inclined to disagree.

7.5. While the finish will be different, the Board will note that the Kildare County Development Plan states that a flexible approach will be taken in to the assessment of alternative design concepts and contemporary designs will be encouraged. It is clear that the proposed design is a simple contemporary design. I am satisfied that it can carry the contemporary finish as proposed and would consider that if the design of the extension had a more traditional appearance, then the zinc cladding may appear dominant. I also note that in support of the proposed development, the applicant submitted photomontages and a landscaping plan. The proposed landscaping plan will also result in natural screening of the extension in time.

7.6. Appropriate Assessment:

Given the location of the subject site within an established and mature residential area, together with the nature of the proposed development, being a residential extension, I am satisfied that there is no potential for impact on any Natura 2000 site, warranting AA.

8.0 Recommendation

I recommend that condition no. 3 of the Planning Authority decision to grant permission for the extension be removed.

9.0 Reasons and Considerations

It is considered that the design and finish of the proposed extension represents a contemporary design feature which is supported by the Kildare County Development Plan, 2017 and, subject to the implementation of the landscaping plan as proposed, the development will not represent a significant or dominant feature and will not detract from the existing residential and architectural amenity of the area.

A. Considine
Planning Inspector

16th March, 2018