



An  
Bord  
Pleanála

## Inspector's Report ABP-300701-18

### Development

New hip type roof structure with new window in gable, new dormer and velux window to rear, new velux roof light to front and conversion of attic to storage area, extension of existing bay window and porch to front with hip roof over and associated works.

### Location

20 Woodstown Close, Knocklyon,  
Dublin 16.

### Planning Authority

South Dublin County Council

### Planning Authority Reg. Ref.

SD17B/0358

### Applicant(s)

Mr & Mrs Liam Callan

### Type of Application

Permission

### Planning Authority Decision

Grant

### Type of Appeal

Third Party

### Appellant(s)

Geoff Randall

### Date of Site Inspection

19<sup>th</sup> April 2018

**Inspector**

Colin McBride

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## **1.0 Site Location and Description**

1.1. The appeal site, which has a stated area of 0.72 hectares, is located to the south of Knocklyon and a short distance west of the M50. The appeal site is in an established residential area and is at no. 20 Woodstown Close. The site is occupied by a two-storey semi-detached dwelling. The site backs onto no. 1 Woodstown Park, which is a two-storey detached dwelling and is back to back with the dwelling on the appeal site. To the east are a number of dwellings in Woodstown Meadow (two-storey semi-detached dwellings) which back onto the side boundary of the site. To the west is no. 19 Woodstown Close, which is the dwelling attached to the dwelling on the appeal site. To the south of the site is no. 21 (two-storey semi-detached) Woodstown Close, whose side boundary is the southern boundary of the site.

## **2.0 Proposed Development**

2.1. Permission is sought to extend the existing ridge tiles and side gable up to new eaves level to form a new dutch hip type roof structure, with a new window in gable, dormer and roof light window to rear tiled roof, new roof light to front tiled roof and conversion of existing attic to storage area, existing bay window and porch to the front with new tiled hip roof over and associated site works. The proposed works entail an increase of 21.5sqm of the floor area of the existing dwelling.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

Permission granted subject to 5 conditions. The conditions are standard in nature.

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

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

Planning report (13/12/17)

- The design was considered to be acceptable in regards to the visual amenities of the area and the residential amenities of adjoining properties. A grant of permission was recommended subject to the conditions outlined above.

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

Submission from Geoff Randal, no. 10 Woodstown Meadow, Knocklyon, Dublin 16.

- Issues raised including overlooking from dormer window, overshadowing, visually obtrusive dormer, out of character with surrounding area and impact on streetscape character.

## **4.0 Planning History**

SD02B/0336: Permission granted for a garage.

PL06S.246768: Permission granted for removal of bay window and replacement with bay window with tiled over roof, conversion of garage to study, extension to side and rear, roof lights, site works at no. 1 Woodstown Park located immediately north of the appeal site.

## **5.0 Policy Context**

### **5.1. Development Plan**

The relevant development plan is the South Dublin County Development Plan 2016-2022. The site is zoned 'RES' with a stated objective 'to protect and/or improve Residential Amenity'.

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

None in the vicinity

## 6.0 The Appeal

### 6.1. Grounds of Appeal

A third party appeal has been lodged by Geoff Randall, 10 Woodstown Meadow, Knocklyon, Dublin 16. The grounds of appeal are as follows.

- Adverse impact on the appellants dwelling as new side window in gable will have direct line of sight into rear of existing dwelling resulting in reduced privacy.
- Reduced privacy will have an adverse impact on existing amenity and devalue the property.
- The development will result in shadowing in the appellant's westerly facing garden.

### 6.2. Applicant Response

Response by the applicant Mr & Mrs Liam Callan, 20 Woodstown Close, Knocklyon, Dublin 16.

- It is noted that the window in the side gable is small in scale, serves the stairs and not a habitable room, is a substantial distance from the appellants property and above the recommended separation distances of 20m
- The scale of the proposal would not result in overshadowing and the applicants have submitted a shadow diagram to illustrate impact.
- It is noted there is a number of similar developments in the vicinity and the proposal is necessary to improve storage in the existing dwelling.

### 6.3. Planning Authority Response

Response by South Dublin County Council

- The Planning Authority confirm their decision and note that all issues raised in the appeal are covered in the planning report.

## 7.0 Assessment

- 7.1. Having inspected the site and associated documents, the main issues can be assessed under the following headings.

Design, scale, visual and residential amenity

Appropriate Assessment screening

### 7.2. Design, scale, visual and residential amenity:

7.2.1 The proposal includes a number of elements. The existing dwelling is to be extended with the hipped roof extended to provide a dutch hip type roof with increased height of the existing gable wall. A dormer window is to be provided in the rear roof profile (northern) with stairs providing access to an enlarged attic to be used as a storage area. A new window is provided on the eastern elevation at second floor level. In addition to alterations to the roof a new single-storey porch is to be provided on the front elevation.

7.2.2 The extension to the roof profile is modest in scale compared to the existing scale of the dwelling and does not alter the ridge height of the existing dwelling. The dormer window, which is on the rear roof profile (northern) would not be excessive in scale relative to the scale of the roof profile and is not significantly visible from the surrounding area. The proposed porch is single-storey and is in keeping with architectural character of the existing dwelling and existing dwellings in the vicinity. I am satisfied that the overall design and scale of the proposal would be acceptable in the context of the visual amenities of the area.

7.2.3 The appellants dwelling is located to the east of the site and backs onto the side/eastern boundary of the appeal site. The appellant has raised concerns regarding the visual impact of the proposal, which as noted above is acceptable. The appellant also raised concerns regarding the impact of the increased gable height and roof scale in regards to overshadowing and the impact of the proposed window on the eastern elevation in terms of privacy noting that such overlooks the rear of his dwelling. I would note that the increased roof and gable does not exceed the

established ridge height of the dwelling or alter the separation distances between the eastern gable and adjoining properties. I am satisfied that the overall scale of the development is modest in scale, subordinate to the existing dwelling and would not result in any increased physical impact on the adjoining properties through overshadowing or loss of light.

7.2.4 The window proposed in the eastern gable is a second floor level and is located over the new internal stairs. The level of separation between this window and the rear elevation of the appellant's property is 27m (between windows at first floor level and above). Such separation distances are well above the accepted standards in such areas (22m). I would consider that given the suburban context of the site, the pattern of development proposed would not be out of character or unacceptable at this location. I am satisfied that the overall design and scale of the proposal has adequate regard to the visual and residential amenities of the area. I would note that if the Board are concerned regarding impact of the proposed window on the eastern elevation, such could be omitted as the proposed dormer window is the main source of light for the storage area at second floor level.

### 7.3 Appropriate Assessment screening:

7.3.1 Having regard to the nature and scale of the proposed development and its proximity 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 recommend a grant of permission subject to the following conditions.

## 9.0 **Reasons and Considerations**

9.1. 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

### 10.1.

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 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.

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Colin McBride  
Planning Inspector

20<sup>th</sup> April 2018