



An
Bord
Pleanála

Inspector's Report ABP 300801-18

Development	Ground floor extension, replace existing roof with pitch roof, g new porch and all ancillary works.
Location	27 Inchvale Drive, Shamrock Lawn, Grange, Douglas, Co. Cork
Planning Authority	Cork County Council
Planning Authority Reg. Ref.	17/7103
Applicant	Eoin O'Connell
Type of Application	Permission
Planning Authority Decision	Grant subject to conditions
Type of Appeal	3 rd Party v. Grant
Appellant	Alphonsus King
Observer(s)	None
Date of Site Inspection	26/04/18
Inspector	Pauline Fitzpatrick

1.0 Site Location and Description

The Inchvale Estate is a mature housing estate located to the west of Douglas village c. 4km to the south of Cork City Centre. It is largely comprised of two storey semi-detached dwellings with single storey annexes/garages which were originally of flat roofed construction. A number in the vicinity have been converted/alterred, some with pitched roof additions. No.27 Inchvale Drive is within a line of dwellings which step up from north to south reflecting the rise in ground levels.

2.0 Proposed Development

The proposal entails a ground floor extension at the rear of the existing dwelling with a stated area of 12.2 sq.m. and replacement of the existing flat roof to the side with a pitch roof. Access to the roof space of the extension is proposed via a door at 1st floor level. The existing double doors to the garage are to be replaced. The existing porch is to be demolished and replaced.

3.0 Planning Authority Decision

3.1. Decision

Grant subject to 13 conditions. Condition 2 limits the use of the extension for purposes incidental to the enjoyment of the dwelling.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Executive Planner notes that the extension does not impact on existing parking/access arrangements. Other single storey annexes in the area have been subject of redevelopment proposals. The design is in keeping with the dwelling. No windows are proposed on the northern elevation. No overlooking issues arise. Given the height and positioning of the extension relative to neighbouring properties no issues arise in terms of potential undue overshadowing. The standard extension

use restriction condition would apply. A development contribution does not apply. A grant of permission subject to 13 conditions is recommended.

3.2.2. Other Technical Reports

Area Engineer has no objection subject to conditions.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

An objection to the proposal from the adjoining house owner refers to concerns about the commercial use of the property, additional traffic and parking.

4.0 Planning History

I am not aware of any previous applications on the site.

5.0 Policy Context

5.1. Development Plan

Carrigaline Local Area Plan 2017

The site is located within the development boundaries for Cork City South Environs as set out in the Carrigaline LAP and is zoned 'existing built up area'.

Section 14.3.2 states that within the development boundaries of the main towns, in areas that are not subject to specific zoning objectives, proposals for development will be considered in relation to the objectives of the plan, the character of the surrounding area and other planning and sustainable development considerations considered relevant.

5.2. Natural Heritage Designations

The site is c.850 metres to the south-west of Cork harbour SPA (site code 004030).

6.0 The Appeal

6.1. Grounds of Appeal

The appellant Mr. Alphonsus King resides in No.25 Inchvale Drive attached to the site to the south. The grounds of appeal made on his behalf by Brian O’Kennedy Associates Ltd. can be summarised as follows:

- He is concerned that the property will not be used as a single dwelling unit. The converted attic space in the house and that proposed over the garage are noted.
- Increased volume of traffic, parking and noise with the intensification of use will interfere with the enjoyment of his property.

6.2. Applicant Response

None received.

6.3. Planning Authority Response

None received.

6.4. Observations

None

7.0 Assessment

I consider that the issues arising in the case relate to the impact on the amenities of adjoining properties.

As noted on day of inspection the appeal site is within the mature residential area off Shamrock Road largely comprising of 2 storey semi-detached dwellings with side annexes/garages, a number of which have been converted and extended. Whilst extensions and alterations to the existing dwelling are acceptable in principle there is an obligation to reconcile the need to meet the requirements of the applicant seeking to maximise accommodation with the requirement that such works should maintain

the visual amenities and scale of the parent building and wider area whilst not compromising the residential amenities of adjoining properties.

The proposed works entail a small 12.01 sq.m. extension to the rear of the single storey side annex to comprise of a utility room. The footprint of the extension is modest extending 2.765 metres beyond the original line of the annexe. A pitched roof is proposed to replace the existing flat roof and will have a ridge height of 6.6 metres. The proposed extension is not dissimilar in scale and height to alterations to other dwellings in the vicinity. Whilst there is a height differential of approx. 1 metre with No.29 to the north due to the site falls from south to north the extension to the side would not give rise to concerns regarding overshadowing. With the setback of the extension from the boundary with the appellant's property to the south no issues arise in this regard. In addition, as no windows are proposed to the roof space save for a roof light to the rear no overlooking would arise.

The replacement of the front garage doors and the front porch are acceptable in terms of design and are in keeping with the character of the house and the pattern of development in the vicinity.

The off street parking provision to the front of the dwelling will not be impacted by the proposed development.

Whilst I note the 3rd party's concerns regarding multiple occupancy with reference made to the conversion of the attic space in the existing dwelling and the use of the space over the proposed extension (access to same to be facilitated from the 1st floor) the application before the Board is for an extension to a single dwelling, only. The conversion of the attic space in the main dwelling does not form part of this application although I note that roof lights to the rear elevation are proposed. The space over the extension is indicated as attic space only. Conditions clarifying the extent of the development permitted and requiring the use of the extension for purposes incidental to the enjoyment of the main dwelling house can be attached.

Appropriate Assessment

Having regard to the location of the site and the nature and scale of the proposed development 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

Having regard to the documentation on file, the grounds of appeal, a site inspection and the assessment above I recommend that permission for the above described development be granted for the following reasons and considerations subject to conditions.

9.0 Reasons and Considerations

Having regard to the provisions of the Carrigaline Local Area Plan, 2017, the pattern of development in the area and to the scale, nature and design 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 amenities of property in the vicinity or the amenities of the area and 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, 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 development to which this permission refers is as detailed in yellow on the plans received by the planning authority on the 29th day of November, 2017, only, and does not refer to any other works on the site.

Reason: In the interest of clarity.

3. The existing dwelling and proposed extension shall be jointly occupied as a

single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

4. 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.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.

Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

6. Water supply and drainage arrangements, including 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.

Pauline Fitzpatrick
Senior Planning Inspector

April 2018