



An
Bord
Pleanála

Inspector's Report ABP-301102-18

Development	Demolition of an existing ground floor extension and construction of a two storey flat roofed extension to the rear.
Location	Corner House, Knapton Road, Monkstown, Co. Dublin
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D17B/0554
Applicant(s)	Sarah Madden and Anthony Mc Cusker
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Sarah Madden and Anthony Mc Cusker
Observer(s)	No observers
Date of Site Inspection	29.05.2018
Inspector	Erika Casey

1.0 Site Location and Description

- 1.1. The subject site is located in a mature and established suburban area characterised by low density, large detached and semi-detached properties with generous gardens and varying architectural styles.
- 1.2. The site, with an area of 0.1 ha is located at the junction of York Road and Knapton Road. The site currently accommodates a large detached dwelling known as the Corner House with a stated floor area of 263.74 sq. metres. The site is bound by a high stone wall on its south west and south east boundaries. Vehicular and pedestrian access is from York Road and there is also a separate pedestrian entrance to the south of the site.

2.0 Proposed Development

- 2.1. The proposed development comprises:
 - The part demolition of an existing ground floor extension (21.1 sq. metres) and the construction of a part two storey, part single storey flat roofed extension (105 sq. metres) to the rear (north east).
 - The replacement of all existing windows and doors with new aluminium framed windows and doors and the installation of external insulation and render. All associated site works.

3.0 Planning Authority Decision

3.1. Decision

3.1.1 To Refuse Permission for 1 no. reason:

“It is considered that the proposed development, namely the proposed two storey rear extension, by reason of its design, length, height, bulk and massing, and its close proximity to the south east (side) boundary to York Road, and its location beside the junction of York, Tivoli and Mountdown Lower Roads, would be jarring,

incongruous, and visually obtrusive when viewed along the streetscape and from adjacent properties. It would also be overly visually dominant and overbearing on the existing dwelling, negatively impacting on its character, and would detract from the visual amenity of the area. It is considered therefore, that the proposed development, would seriously injure the residential and visual amenities and depreciate the value of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.”

3.2. Planning Authority Reports

3.2.1. Planning Report (09.02.2018)

- It is considered that the proposed single storey, flat roofed element in general, would be acceptable, due to its layout/position between the other extension, noting its (3.4m) height, and that there would be an acceptable remaining rear garden depth of c. 19 m and of c. 13 m width.
- The proposed new window and doors to the existing house and the self coloured render externally insulated wall finishes are considered acceptable in principle.
- The proposed two storey side extension would include one, high level ope, of a relatively long length (c. 3 metres). It is considered that the proposed single ope facing in the direction of York Road, would not be sufficient to break up the significant visual mass and bulk of the proposed development as seen along the streetscape to York Road.
- It is also considered that the significant height of the flat parapet design and the large, rear (north) facing, first floor window would be seriously out of character with the existing house and would be overly prominent when viewed on the streetscape, due to its bulk, size and design.
- The proposed two storey extension, would at 6.83m in height be 1 metre higher than the gutter eaves level of the existing, adjoining pitched roof house. The separation distance between the extension and the boundary wall on York Road is between 3.5 and 6 metres. It is considered, that the main two storey extension would visually overwhelm the size and character of the existing

house and would appear as an incongruous and jarring element on the streetscape.

3.2.2. Other Technical Reports

Drainage Planning (02.02.2018): No objection subject to conditions.

3.3. Prescribed Bodies

- No submissions.

3.4. Third Party Observations

- No third party observations.

4.0 Planning History

Planning Authority Reference D17A/0040

- 4.1 Permission granted in March 2017 for (a) the construction of a new 3.5 metre vehicular entrance off Knapton Road with an adjacent pedestrian entrance (b) modifications to existing stone boundary wall, replacing the pedestrian entrance and railings with a new stone wall to match surrounding perimeter walls and all associated site works.

5.0 Policy Context

5.1. Development Plan

5.1.1 The operative Development Plan is the Dun Laoghaire Rathdown County Development Plan 2016 – 2022.

5.1.2 The subject site is zoned A: “*To protect and/or improve residential amenity.*” The principle of a residential extension is acceptable under this zoning objective.

5.1.3 Section 8.2.3.4 of the Plan addresses additional accommodation in existing built up areas. This notes the following key points:

- First floor rear extensions will be considered on their merits, noting that they can often have potential for negative impacts on the amenities of adjacent

properties, and will only be permitted where the Planning Authority is satisfied that there will be no significant negative impacts on surrounding residential or visual amenities. In determining first floor extensions the Planning Authority will have regard to factors such as:

- Overshadowing, overbearing and overlooking -along with proximity, height and length along mutual boundaries.
 - Remaining rear private open space, its orientation and usability.
 - Degree of set-back from mutual side boundaries.
 - External finishes and design, which shall generally be in harmony with existing.
- Ground floor rear extensions will be considered in terms of their length, height, proximity to mutual boundaries and quantum of usable rear private open space remaining.

5.2. **Natural Heritage Designations**

- None applicable.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

- The proposed development comprises necessary fabric and building services upgrades to the existing dwelling house and a modest contemporary single storey rear extension. The two storey extension compliments the exiting dwelling house and is not overly dominant, overbearing and will positively impact on the character of the existing house.
- The location and design of the two storey extension was considered in the context of mitigating any potential adverse impact on the amenity currently enjoyed by immediate neighbours along Knapton Road and York Road. The location was also deemed optimum in terms of alignment along the York Road boundary wall with a set back of approximately 3.5 metres at a minimum.

- Apart from the narrow slot window at high level, there is no requirement for windows on the proposed two storey York Road elevation. The north facing window to the rear provides all daylight and ventilation requirements.
- This proposed modest contemporary development will add to the mix of dwelling types in the area and enhance the residential amenity of the area.
- Reference made to application D06A/0072/Appeal Reference PL06D.219573 opposite the site and note that given its scale and mass, the decision to refuse the extension would conflict with this previous precedent.
- The site is surrounded by a 2.6 metre high stone boundary wall which further mitigates any perceived adverse impact on amenity. There were no objections to the development.
- Happy to accept a condition reducing the height of the parapet of the two storey extension. Revised drawings submitted to demonstrate this.

6.2. Planning Authority Response

- It is considered that the grounds of appeal do not raise any new matter which, in the opinion of the Planning Authority, would justify a change of attitude to the proposed development.

6.3. Observations

- No observations.

7.0 Assessment

7.1 The main issues are those raised in the grounds of appeal and it is considered that no other substantive issues arise. Appropriate Assessment also needs to be addressed. The issues can be dealt with under the following headings:

- Architectural Design
- Appropriate Assessment.

7.2 Architectural Design

- 7.2.1 The proposed development comprises an extension to an existing detached dwelling house. The extension comprises two elements, a large two storey structure adjacent to the York Road boundary and an adjoining single storey element that connects to an existing single storey extension to the rear along the western boundary. As noted in the planner's report, the single storey element is acceptable at this location. I am satisfied that the design and height of the single storey extension complements the existing house and has no adverse impacts in terms of the amenities of the existing or adjacent dwelling.
- 7.2.2 The two storey extension adjacent to the York Road boundary is more problematic and it is this element that the reason for refusal relates to. The concerns of the local authority relate to the height, bulk, scale and mass of this part of the proposal and that it will appear incongruous in the streetscape. Concerns are also raised that the two storey element would be visually dominant and overbearing on the existing dwelling.
- 7.2.3 To facilitate this element of the development, an existing single storey extension to the rear of the property that currently accommodates a store room is to be demolished. The new two storey element extends in length for approximately 7.8 metres in total, approximately 5.2 metres beyond the existing rear building line. The height of the extension extends to c. 6.8 metres. The design of the extension is contemporary, comprising a simple angular box structure with a long high level window on the east elevation facing York Road, and a large horizontal window on the rear northern elevation facing the garden.
- 7.2.4 The second floor box element cantilevers slightly over the ground floor. It connects to the south west gable end of the existing dwelling by way of a set back linking spandrel section with large vertical fenestration. It is intended that the new extension will be finished in a self coloured external render system with a colour to contrast the existing dwelling.
- 7.2.5 The proposed extension is undoubtedly a very modern intervention to the existing dwelling house. Whilst the principle of such an extension is acceptable at this location, I would concur with the Local Authority that in this instance, the scale, height and bulk of the 2 storey element of the proposal is somewhat obtrusive and incongruous when viewed from York Road.

- 7.2.6 The second floor element of the eastern side elevation appears monolithic and the high level ope does little to break up the visual massing and scale. Whilst modern and contemporary design is welcomed, in this instance the sheer scale and height of the flat roofed design is at odds with the existing dwelling and the narrow gable end roof.
- 7.2.7 It is noted that the applicant has submitted revised drawings with their appeal which proposes a reduction in the parapet height of the extension. It is proposed to reduce the height by 0.45 metres by providing an internal floor to ceiling height of 2.6 metres as opposed to 3.0 metres. Whilst these amended plans are noted, they are not sufficient in my view to mitigate against the overall visual impact of the extension.
- 7.2.8 It is stated by the appellant that the existing boundary wall due to its height mitigates against the visual impact. Whilst the height of the wall is noted, the extent of the rear extension is clearly visible from York Road, and due to the somewhat prominent location of the site at a junction, the obtrusiveness of the proposed extension is clearly evident. The alignment of the extension and tapering nature of the site, also mean that this element of the development is set back only 3.5 metres from the eastern boundary with York Road at its narrowest point. This in conjunction with the cantilevered design accentuates its visual impact.
- 7.2.9 I also have concerns regarding the overbearing impact of the two storey extension on the existing house, particularly when viewed from the rear. The extent, height and width of the extension and its juxtaposition with the single storey element, dominate the rear elevation and appear obtrusive.
- 7.2.10 Reference is made by the appellants to a previously permitted development opposite the site –Planning Authority Reference D06A/00782/Appeal Reference PL06D.219573. This development relates to the demolition of an existing dwelling house and the construction of an infill apartment scheme of 14 units. As this development relates to a stand alone infill development rather than a residential extension to an existing house, it is not considered a relevant precedent.
- 7.2.11 In conclusion, whilst the principle of a residential extension at this location is acceptable, I consider that the two storey element of the design will be visually dominant, overbearing and will have a negative visual impact on the character of the existing house and appear visually incongruous in the streetscape. The bulk, scale

and massing of the extension, notwithstanding the proposed revised mitigation submitted by the applicant as part of their appeal submission would be inappropriate at this location and contrary to the proper planning and sustainable development of the area.

7.3 Appropriate Assessment

7.3.1 Having regard to the nature and scale of the proposed development, an extension to an existing dwelling within an established urban area, and its 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 It is recommended that permission be refused permission for the reason set out below.

9.0 Reasons and Considerations

1. Having regard to the prominent location of the site and to the established built form and character of the area, it is considered that the proposed two storey extension to the rear would be incongruous in terms of its design, scale, bulk and height which would be out of character with the streetscape and existing dwelling and would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

Erika Casey
Senior Planning Inspector

30th May 2018