



An
Bord
Pleanála

Inspector's Report 301348-18.

Development	Construction of rear extension to bedroom of dwellinghouse and associated site works.
Location	8 Gate Lodge Close, Green Park, Blackrock, Co. Cork.
Planning Authority	Cork City Council
Planning Authority Reg. Ref.	18/37737.
Applicant	Anna and Brian Daly.
Type of Application	Permission.
Planning Authority Decision	Refuse.
Type of Appeal	First Party
Appellant	Anna and Brian Daly.
Observer	None.
Date of Site Inspection	22 nd June 2018.
Inspector	Mairead Kenny.

1.0 Site Location and Description

- 1.1. The site of the proposed development is a two-storey dwelling house located in a relatively low density residential housing estate in the suburban area of Blackrock. The estate is of unusual design and contains a range of uncommon features including at the subject dwellinghouse, a first floor level cantilevered over two car parking spaces one of which is related to the adjacent dwellinghouse.
- 1.2. I was unable to gain access to the rear garden of the adjacent dwellinghouse at the time of inspection but could see into the garden through a side entrance gate. It is a large space and is separated from the subject site in part by a high rendered capped block boundary wall.
- 1.3. Photographs of the site and surrounding area which were taken by me at the time of my inspection are attached.

2.0 Proposed Development

- 2.1. Permission is sought for the construction of a rear extension at first-floor level. The extension would comprise enlargement of an existing first floor bedroom. It would be positioned over the car port area associated with the existing house and would be supported by steel post. The extension would be finished with a low pitched roof and would extend 2m from the main rear façade of the existing house and 3m behind the rear façade of the adjacent house. In total the proposed first floor extension would be 15 m² in floor area and would be of maximum length of 5.25m.

3.0 Planning Authority Decision

3.1. Decision

The planning authority decided to refuse permission for the reason which may be summarised as follows:

By reason of design which is suspended at first-floor level and extending beyond the rear building line and the alteration of part of the existing roof profile, the proposed

extension would be visually obtrusive and detract from the amenities of the area and be contrary to the provisions of the City Development Plan section 16.72 in relation to extensions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

It is considered that the proposed development does not follow the pattern of the existing dwelling or adjoining properties, that it is not an appropriate means of extending the property and that it would have a serious negative visual impact and set an undesirable precedent.

No development contributions would apply.

The report of the Senior Planner with supports the recommendation of the Assistant Planner and Senior Executive Planner.

3.2.2. Other Technical Reports

No objections subject to conditions. Recommended conditions relate to the mechanism of all those gates, disposal of surface water and similar matters.

3.3. Prescribed Bodies

The report of Irish Water indicates no objections subject to detailed requirements.

3.4. Third Party Observations

None received.

4.0 Planning History

There is no recent relevant planning history related to this site.

Under TP 09/33650 an application to extend an existing house and to provide vehicle parking for two cars in the front was granted permission – this is the adjoining property.

5.0 Policy Context

5.1. Development Plan

The provisions of the Cork City Development Plan 2015 – 2021 identify the location of the site in an area zoned ZO4, the objective of which is to provide for residential uses, local services, institutional uses and civic uses.

Section 16.72 outlines detailed policy in relation to extension of dwelling houses.

5.2. Natural Heritage Designations

Cork Harbour SPA and Great Island Channel cSAC.

6.0 The Appeal

6.1. Grounds of Appeal

The main points of the appeal refer to the reason for refusal in the context of section 16.72 of the development plan.

6.2. Planning Authority Response

None received.

6.3. Observations

None.

7.0 Assessment

7.1. The grounds of appeal refer to the specific elements of the development plan policy relating to extensions to dwellinghouses. I address each of these points below.

7.2. Regarding the requirement that the design and layout of extensions should have regard to the amenities of adjoining properties particularly in relation to sunlight, daylight and privacy, the appellant notes that the extension is to the north of

adjoining houses and at no time of the day would sunlight or daylight be blocked or restricted.

- 7.3. From inspection of the site I am in agreement with the appellant and consider that due to the separation of the proposed first floor extension and the pattern of development in the area the proposed development would not result in overshadowing.
- 7.4. There is a single first floor side window which is orientated towards the adjacent house to the north-west. I consider that it is appropriate that this be completed with obscure glazing in order to prevent overlooking or any perception of overlooking. It is not the only window to the proposed bedroom and this alteration would not constitute an unacceptable reduction in the residential amenities afforded to the future occupants of that room.
- 7.5. The appellant notes that the development plan requirement is that the character and form of the existing building should be respected and external finishes and window types should match the existing. There are requirements regarding the pattern of existing building, similar finishes and similar windows and that the roof form should be compatible with the existing. Traditional roof forms are usually required where visible from the public road.
- 7.6. The appellant notes the fact that the first floor is suspended is common in this housing estate. The existing bedroom is suspended between two houses and many parts of the housing estate have first-floor front part suspended by a pole projecting out from the front of the houses (photographs A, B, C and E). It is for this reason that the proposed design was created in order to best follow the pattern of the existing building and the existing character of the estate. Regarding the visibility of the external finishes from the front of the house these will match the existing and there are no changes to the front roof. There are no changes to any part of the front roof including the ridge.
- 7.7. I agree with the appellant's arguments. I consider that notwithstanding the unusual form and character of the suspended first floor extension, it reasonably follows the form and character of the existing house and the existing housing estate. In my opinion the extension would not be visually obtrusive when viewed from the rear gardens and it will not be visible at all from the front, save for a single pole. It is a

modest extension of 15 m² which would be attached to an existing suspended element.

- 7.8. I therefore reject the conclusions of the planning authority and I consider that the development proposed is in accordance with the development plan policy.

8.0 Recommendation

- 8.1. I recommend that the appeal be upheld and permission granted for the reasons and considerations and subject to the conditions below.

9.0 Reasons and Considerations

Having regard to the nature, extent and design of the development proposed, to the general character and pattern of development in the area and to the provisions of the Cork City Development Plan 2015-2021, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity and would not be out of character with the area. 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, 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 following shall apply in relation to the development:

(a) the render finish to be used on the external walls and on the base

underneath the proposed first floor extension shall be a self-coloured render

- (b) the rear window shall be fitted and permanently retained with obscure glazing.

Reason: To ensure a high standard of maintenance in the interest of visual amenity and to prevent overlooking.

- 3. Water supply and drainage arrangements, including the attenuation and 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 and the environment.

Mairead Kenny
Planning Inspector

27th June 2018