



An
Bord
Pleanála

Inspector's Report ABP-301483-18

Development	Permission for a single storey side and rear extension, attic conversion and widen existing vehicular access.
Location	143, Walkinstown Road, Walkinstown, Dublin 12
Planning Authority	Dublin City Council Sth
Planning Authority Reg. Ref.	2307/18
Applicant(s)	Louise Heffernan.
Type of Application	Permission.
Planning Authority Decision	Split
Type of Appeal	First Party
Appellant(s)	Louise Heffernan.
Observer(s)	None.
Date of Site Inspection	25 th of June 2018.
Inspector	Karen Hamilton

1.0 Site Location and Description

- 1.1. The subject site contains a single storey semi-detached dwelling which fronts onto the main Walkinstown Road, Dublin 12. The dwelling (c.82m²) is located along the eastern side of the Walkinstown Road, close to the junction with the Walkinstown roundabout. The existing dwelling has private front and rear gardens and vehicular access directly from Walkinstown Road. The surrounding area is characterised by semi-detached single-storey and two-storey dwellings of a similar style and scale.

2.0 Proposed Development

- 2.1. The proposed development would comprise of the following:
- Single storey side and rear extension,
 - Attic conversion to habitable space with dormer windows on the front and rear elevation, two Velux roof lights added to front aligned roof,
 - Widen existing vehicular access to 3500mm,
 - All other associated works.

3.0 Planning Authority Decision

3.1. Decision

Decision to grant permission for the widening of the vehicular entrance subject to 6 no. conditions.

Decision to refuse the extension and alterations to the dwelling for the following reason:

Having regard to the overall design, scale and massing of the proposed development, the pattern of development in the area, the stated objectives and policies provision of the Dublin City Development Plan 2016-2022 for such developments, it is considered that the proposed development would, if permitted, adversely impact upon the visual and residential amenities and character of the area. The proper development would set an undesirable precedent for other such similar development, contravene stated objectives and policies as set out in the City

Development Plan 2016-2022, and would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the area planner reflects the decision to grant the alterations to the entrance and refuse the alterations to the dwelling and particular reference is made to Appendix 17 of the development plan, extensions to dwellings and the scale, bulk and mass of the proposed development. The planner refers to the addition of an incongruous roof profile and dormer window.

3.2.2. Other Technical Reports

Drainage Division- No objection subject to conditions.

Roads- No Report.

3.3. Prescribed Bodies

None requested.

3.4. Third Party Observations

None received.

4.0 Planning History

None on the site.

5.0 Policy Context

5.1. Dublin City Development Plan 2016-2022

The site is zoned in Z 1 *"To protect and/or improve the amenities of residential amenities"*.

Extension to dwellings.

Section 16.2.2.3: Alterations and extensions (general)

- Extensions will be sympathetic to the existing building and adjoining occupiers,
- Alterations and extensions to roof will respect the scale, elevational proportion and architectural form of the building.

Section 16.10.12: Extensions and Alterations to Dwellings

Relates to alterations and extensions to dwellings and states that development will only be granted where it will not have an adverse impact on the scale and character of the area and will not adversely affect amenities enjoyed by occupants of adjacent buildings.

Appendix 17 of the Plan sets out design guidance with regard to residential extensions;

- 17.3: Residential amenity: extensions should not unacceptably affect the amenity of the neighbouring properties,
- 17.4 Privacy: Extensions should not result in any significant loss of privacy to the residents of adjoining properties.
- 17.6 Daylight and Sunlight: care should be given to the extensions and the impact on the adjoining properties,
- 17.11 Roof extensions: the design of the roof shall reflect the character of the area and any dormer should be visually subordinate to the roof slop, enabling a large proportion of the original to remain visible.

Vehicular Entrance

Appendix 5- Section 5.1- driveways shall be at least 2.5m to at the most 3.6m in width and shall not have outward opening gates. The design standards set out in the planning authority's leaflet "Parking Cars in Front Gardens" shall also apply.

5.2. Natural Heritage Designations

None relevant.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal are submitted from the applicant in relation to the refusal for the alterations and extension to the dwelling and the issues raised are summarised below:

- A summary of the policies and objectives of the development plan in relation to extensions and alterations to dwellings.
- The internal alterations are exempt development under Section 4(1) (h) of the Act.
- The Velux windows materially affect the external appearance of the dwellings although will not render the appearance inconsistent with the surrounding area and would normally be exempted development under Section 4 (1) (h) of the Act.
- The proposed side extension will not break the existing front building line, the side passage allows side access to the rear the proposed eaves will be in line with the existing main roof. The ridge line will not exceed the ridge line of the existing ridge. The proposed materials will match the existing dwelling.
- The planners report refers to the “incongruous roof profile”. The roof profile can be improved upon by connecting the proposed roof with the existing roof at ridge level, this can be conditioned.
- There is no uniformity on the street and No. 141 and 149 have side extensions onto their property. The form of the existing bungalow has been followed closely so it will not have an impact on the scale and character on the bungalow and paragraph 16.10.12 of the development plan has been followed.
- The proposed single storey rear extension is 45.82m² and is comparable to the works allowed under the exempt development, Class 1 of Exempt Development – General of Part 1 to Schedule 2 of the Planning and Development Regulations, 2001 (40m²) and complies with paragraph 16.10.12 of the development plan.

- Dormer windows in the attic are required in order for the attic conversion to be used for habitable space. It is acknowledged the dormers do not comply with 17.11 roof extensions although they have been designed to match the existing windows on the dwelling and other properties in the vicinity (No. 141, 137 and 139) have rear dormer, whilst No 81 and 133 have front dormers.
- The site coverage (36.5%) is less than the indicative site coverage in Z1 Zone (45%- 60%).
- The plot ratio will be 0.327, less than the indicative 0.5-2.0.
- The private amenity space will be 160m², twice the required 80m².
- The pattern of development along the street varies from semi-detached and detached bungalow and two storeys and a number of dwellings have been extended.

6.2. Applicant Response

The applicant is the appellant.

6.3. Planning Authority Response

None received.

6.4. Observations

None received.

7.0 Assessment

7.1. The main issues of the appeal can be dealt with under the following headings:

- Principle of development
- Residential Amenity
- Visual Amenity
- Access
- Appropriate Assessment

Principle of development

- 7.2. The proposed development includes alterations and extension to an existing dwelling and widening of an existing vehicular entrance. The site is zoned for residential development in the current development plan and therefore subject to complying with other planning requirements as addressed in the following sections, the principle of the proposal is acceptable

Impact on Visual and Residential Amenity

- 7.3. The proposed development is for alterations and extension to an existing single storey bungalow which includes a single storey side and rear extension and the conversion of the attic space for habitable accommodation. The extension and alterations to the dwelling were refused permission based on the design, scale and massing, the policies of the development plan and the adverse impact on the visual and residential amenities and character of the area. The grounds of appeal are submitted from the applicant in relation to the refusal for the alterations who argue the proposed alterations respect the scale of the existing dwelling and are similar to other developments in the vicinity. I have assessed the impact on the residential and visual amenity separately below.
- 7.4. Residential Amenity- The proposed side extension protrudes 2.1m to the side, north, of the existing dwelling and is set back 3.2m from the front building line. The rear extension protrudes 6.8m to the rear of the building line and is 0.9m from the edge of the northern boundary. Section 16.10.16 of the development plan includes guidance for the appropriate extension of existing dwellings where they shall be sympathetically designed to respect the existing dwelling and those in the vicinity. Further detailed guidance is provided within Appendix 17 of the development plan in respect to the impact on privacy and daylight of residents in the vicinity. I note the proposed extension will protrude to the rear of a property to the north of the site, and having regard to the single storey design I do not consider there will be any significant overshadowing on this property. The height of the proposed extension will match the existing dwelling and there are dormer windows to both the front and rear. There are no dwellings located directly behind the site therefore there will be no overlooking from the proposed rear dormer. The subject site has a large rear garden and 160m² will remain, which complies with the development plan requirements.

Therefore, having regard to the size of the site and design and location of the proposed alterations, I do not consider there would be any significant negative impact on the residential amenity of the existing or adjoining residents.

- 7.5. Visual Amenity- The proposed side extension will protrude to the north along the side of the dwelling, set behind the existing building line with a roof profile of a similar height and style as the existing dwelling. The ridge line of the roof on the proposed side extension does not connect to the existing roof and there is a 2m gap between the existing and proposed ridge line. The grounds of appeal propose a continuous roof profile between the existing and proposed which I consider is necessary to integrate with the character of the existing dwelling. I consider the overall design of the side extension is similar to the existing dwelling in terms of design and I do not consider would have a negative visual impact on the character of the dwelling or the surrounding area.
- 7.6. Section 17.11, roof extensions, of the development plan requires the design of the dormer to reflect the character of the area, appearance of the building, be subordinate to the roof slope ensuring the main roof remains visible and set back from the eaves to minimise visual impact. The proposed dormer along the façade is c. 3m in width and extends 3m to the full height of the roof, dominating the existing roof profile. Having regard to the scale of the dormer on the single storey dwelling, I do not consider the dormer meets the requirements of section 17.11 as it is not subordinate to the dwelling although I consider a reduction in the width and height of c. 1m in both directions and inclusion of a roof pitch to match the existing dwelling could be conditioned to allow a dormer at this location on the façade.
- 7.7. Having regard to the size of the site, the single storey design of the extension and the inclusion of a condition to reduce the scale of the dormer and connect the proposed ridgeline to the existing ridgeline, I do not consider the proposed development would have a significant negative impact on the character or amenities of the existing dwelling or the surrounding area.

Access

- 7.8. The proposed development includes for works to the existing entrance including the widening of the access to 3500mm, a new pillar will replace the existing pillar. Appendix 5 of the development plan requires driveways shall be at least 2.5m to at

the most 3.6m in width and shall not have outward opening gates. Condition No 2 included restrictions on the width of entrance to 3.5m and only inward opening gates which I consider reasonable.

Appropriate Assessment

- 7.9. Having regard to the nature and scale of the proposed development within a serviced urban area and separation 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 the conservation objectives of any European site.

8.0 Recommendation

- 8.1. I recommend that planning permission should be granted, subject to conditions, as set out below.

9.0 Reasons and Considerations

Having regard to the Z1 zoning objective, the policies and objectives of the Dublin City Development Plan 2016-2022, in particular Section 16.10.12 and Appendix 17, residential extensions, the design and layout of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

(a) The ridgeline of the proposed roof shall extend south, in the middle, to connect to the existing ridgeline.

(b) The proposed dormer window along the facade shall be reduced in width by 1m and height by 1m and the design of the dormer shall include a hipped roof to match the existing dwelling.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity

3. Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority and the driveway entrance shall not have outward opening gates.

Reason: In the interest of pedestrian safety

4. 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

5. The external materials to be used shall be the same as that used on the existing dwelling.

Reason: In the interest of visual amenity

6. 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.

Karen Hamilton
Planning Inspector

25th of June 2018