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Bord  
Pleanála

## Inspector's Report ABP 301782-18

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<b>Development</b>	Attic conversion, dormer extension to rear, new rooflights to front.
<b>Location</b>	7 Streamville Court, Killiney Hill Road, Killiney, County Dublin.
<b>Planning Authority</b>	Dun Laoghaire Rathdown County Council
<b>Planning Authority Reg. Ref.</b>	D18B/0119
<b>Applicant(s)</b>	Conor Lavelle
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant with conditions
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Anthony & Catherine Pollins
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	20 <sup>th</sup> September 2018
<b>Inspector</b>	Hugh Mannion

## 1.0 Site Location and Description

1.1. The site of the proposed development has a stated area of 0.0145ha and comprises the most western house in a terrace of 5 houses at Streamville Court, Killiney Hill Road, Killiney, County Dublin. Streamville Court is a cul de sac of 15 houses that has been built in the grounds of a single storey house – ‘Streamville’ which may date from the 19<sup>th</sup> century. The houses in Streamville Court are two storey with a mix of red brick and painted render.

## 2.0 Proposed Development

2.1. The proposed development comprises an attic conversion with a projecting dormer window to rear and two rooflights on the front roof plane at 7 Streamville Court, Killiney Hill Road, Killiney, County Dublin.

## 3.0 Planning Authority Decision

### 3.1. Decision

Grant permission subject to conditions. Condition 2 limited the overall width of the dormer to 3.5m.

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Reports

Planner’s report recommended a grant as set out in the manager’s order.

#### 3.2.2. Other Technical Reports:

**Surface Water Drainage** reported no objection.

## 4.0 Planning History

None relevant.

## **5.0 Policy Context**

### **5.1. Development Plan**

The site is zoned A – to protect and/or improve residential amenity in the Dun Laoghaire Rathdown County Development Plan 2016-2022.

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

Not applicable.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

- The site is zoned to protect and or improve residential amenity in the County Development Plan and Section 8.2.3.4 of the plan in relation to additional accommodation in built up areas.
- The proposed development will seriously injure the amenity of adjoining property by overlooking of private gardens and overshadowing.
- The application is deficient in the accuracy of the documentation submitted.
- There will be an adverse visual impact on adjoining property due to the scale and mass of the proposed development.

### **6.2. Applicant Response**

- No comment

### **6.3. Planning Authority Response**

- No further comment.

### **6.4. Observations**

- None

## 6.5. Further Responses

None.

## 7.0 Assessment

- 7.1. The site is zoned for residential development in the current county development plan. The county development plan at 8.2.3.4 refers to extensions to existing houses and makes the point that dormer extensions should be considered in relation to their impacts on character and form of existing development in the area and the privacy of adjacent houses. The appeal makes the point that the proposed dormer will provide overlooking, overshadowing and comprise a visually overbearing element when viewed from nearby property and that the application drawings are inaccurate.
- 7.2. 'Streamville' is the large single storey house to the west of the proposed dormer. This house has a single storey conservatory which starts just behind the rear building line of number 7 Streamville Court and continues to the rear of 'Streamville' which results in restricted private amenity open space behind the front building line of 'Streamville'. The proposed dormer is 1.9m off the application site's boundary with 'Streamville', the window in the proposed dormer is a further 1.1m off the boundary for a combined distance of 3m. I consider that views from the proposed dormer window will be largely down the application site's garden. The adjoining house to east (6 Streamville Court) is set back about 2.6m north of the rear elevation of the house the subject of this application. This set back and the separation distance 1.05m between the proposed dormer window and the site boundary will ensure that no intrusive overlooking of the garden of 6 Streamville Court will occur. The applicant's garden is 12.6m long and I conclude, having regard to the foregoing, that the proposed development will not seriously injure the amenity of adjoining property by reason of overlooking.
- 7.3. The planning authority by condition 2 reduced the width of the extension by 0.275m (3.775 to 3.5m). This amendment is not required to protect the amenity of adjoining property and unnecessarily diminishes the utility of the extension as residential accommodation. I have omitted the condition in the draft order below.

- 7.4. In relation to overshadowing the material submitted with the appeal, and in particular appendix B, it may be noted that the proposed dormer extension is not higher than the roof ridge of the subject house and I conclude on this basis that no unacceptable overshadowing of adjoining property will occur.
- 7.5. The dormer extension will be visible from the rear gardens of some adjoining property but this factor alone is not sufficient to conclude that the proposed development will seriously injure residential amenity of adjoining property.
- 7.6. I estimate that the two storey houses in Streamville Court date from the 1980s. In relation to the south facing skylight windows on the front plane of the roof I conclude that these are not out of character with the pattern of development in the area or incompatible with the form of the adjacent houses. The proposed bathroom window is to be fitted with obscure glass and in any case, faces into the front garden of 'Streamville' which is not generally regarded as private amenity space as it is observable from the public realm. Having regard to the foregoing I conclude that the windows proposed will not seriously injure the amenity of nearby property.
- 7.7. Finally, I agree with the planning authority's decision that the application drawings adequately describe the application.

#### 7.8. **Appropriate Assessment**

- 7.9. Having regard to the very modest scale of the proposed development and its location in an urban area where public piped services are available 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 for the reasons and considerations and subject to the conditions set out below.

## 9.0 Reasons and Considerations

The proposed development is located in an area zoned to protect and/or improve residential amenity in the Dun Laoghaire Rathdown County Development Plan 2016 to 2022. Having regard to the modest scale of the proposed development, its orientation relative to adjacent residential property and subject to the conditions set out below it is considered that the proposed development would not seriously injure the amenity of residential property in the vicinity and will accord with the zoning objective for the site set out in the Country Development Plan and 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. 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.

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Hugh Mannion  
Senior Planning Inspector

21<sup>st</sup> September 2018