



An
Bord
Pleanála

Inspector's Report ABP-301885-18

Development	Permission for extension to the masterbedroom.
Location	Strathmore, Strathmore Road, Killiney, Co. Dublin.
Planning Authority	Dun Laoghaire-Rathdown County Council
Planning Authority Reg. Ref.	D18A/0271
Applicant(s)	PC Earlsfort Trustees Limited
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party V Refuse
Appellant(s)	As above
Observer(s)	None
Date of Site Inspection	29 th August 2018
Inspector	Kenneth Moloney

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1.0 Site Location and Description

- 1.1. The appeal site is located in Killiney, Co Dublin, overlooking the Irish Sea coast.
- 1.2. The overall size of the appeal site is 3.66h (9 acres) and the shape of the subject site is irregular.
- 1.3. The appeal site has vehicular access onto Strathmore Road and there is an gate lodge situated adjacent to the vehicular access serving the site.
- 1.4. The primary property on the appeal site was formerly the Canadian Ambassador's Residence however the property is now in private ownership.
- 1.5. Although the primary property on the appeal site dates from the late 19th century there a very few original / historic features in-situ. The sole original /historic feature is the east facing façade which is effectively a two-storey over lower ground floor elevation.
- 1.6. The façade comprises of period features such as window opes, door and steps to front door.
- 1.7. There is extensive works in the form of domestic extensions ongoing on the site.

2.0 Proposed Development

- 2.1. Planning permission is sought for alterations to a previously permitted development in accordance with L.A. Ref. D16A/0864.
- 2.2. The proposed development includes an extension to the first floor approved master bedroom. The floor area of the proposed extension is approximately 34 sq. metres.
- 2.3. The first floor extension will extend 6.8 metres forward of the established front building line.
- 2.4. The proposed development also includes minor increases to the roof terrace.

3.0 Planning Authority Decision

3.1. Dun Laoghaire County Council decided to **refuse** planning permission for the following reason;

1. Having regard to its location, height and length, it is considered that the proposed first floor extension that projects beyond the front, original façade of the main dwelling, would be overbearing and overshadow the principle elevation of the original dwelling. It is considered that the proposed development fails to respect or protect the external expression of the original and only remaining element, of the historic structure on site. In this regard, it is considered that the proposed development fails to accord with and would be contrary to Policy AR12 Architectural Conservation Areas and Section 8.2.11.3 Architectural Conservation Areas in Dun Laoghaire-Rathdown County Development Plan, 2016 – 2022. The proposed development is therefore considered to be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. The main issues raised in the planner's report are as follows;

Area Planner

- The current application seeks to amend a previously permitted development.
- The proposed extension will extend approximately 6.83m beyond the façade of the original building.
- The Conservation Officer considers that the proposal would be contrary to best conservation practice.

- The Conservation Officer makes reference to Policy AR12, Section 8.2.11.3 of the County Development Plan, Section 10 of the Killiney ACA, Section 6.8.1, 6.8.2 & 6.8.3 of the Architectural Heritage Guidelines, 2011.
- The permitted development is considered acceptable as it is subservient to the main dwelling.
- The proposed development would neither respect or protect the external expression of the existing, and only remaining, historic elevation of the original dwelling and would not be subservient to the main dwelling.

3.3. Internal Reports;

- Transportation Planning; - No objections subject to condition.
- Surface Water Drainage; - No objections subject to conditions.
- Conservation Section; - Refusal recommended as proposed development fails to comply with Policy AR12 and Section 8.2.11.3 (i) of the County Development Plan, Section 6.8.1, 6.8.2 and 6.8.3 of the Architectural Heritage Guidelines and Section 10 of the Killiney ACA Character Appraisal Report.

3.4. Third Party Observations

- There are 4 no. third party objections and the issues have been noted and considered.

4.0 Planning History

- L.A. Ref. D17A/0834 – Retention permission **granted** to alterations previously approved. This application related to additional demolition already approved under L.A. Ref. D16A/0864. The additional demolition was considered necessary in order to maintain the structural integrity of Strathmore House.

- L.A. Ref. D16A/0864 – Permission **granted** for alterations to previously approved development L.A. Ref. D16A/0346. Alterations included
 - Upgrade of existing vehicular entrance
 - Demolition of outhouses and replacement with new single storey greenhouse / garden room.
 - Reinstatement of tennis court
 - Extension to lower ground floor to rear and south side of house
 - Increase in floor area at first floor level
 - A minor single storey terrace with roof terrace above
 - Minor elevational changes
 - Increased car parking area to the front
 - Landscaping

- L.A. Ref. D16A/0346 – Permission **granted** for internal and external alterations to the existing house.

5.0 Policy Context

5.1. Development Plan

The operational Development Plan is the Dun Laoghaire-Rathdown County Development Plan, 2016 – 2022.

The appeal site is located within the ‘Killiney Architectural Conservation Area’. There is also an objective to ‘protect and preserve trees and woods’ which are situated to the east of the property on the appeal site.

Section 8.2.3.4 of the County Development Plan sets out guidance in relation to

- Extensions to Dwellings

The following development management guidance set out in Chapter 8 is relevant;

- Section 8.2.11.3 ACAs (i) New Development within an ACA

6.0 The Appeal

6.1. The following is the summary of a first-party appeal submitted Hughes Planning and Development Consultants;

Perceived Impact on the Killiney ACA

- An ACA is not a means of preventing development.
- The Killiney ACA states that new development should contribute to the visual enhancement and vibrancy of the area whilst respecting its existing physical character.
- The Killiney ACA recognises that Strathmore House has been much altered with a resulting loss of original historic values. Much of the historic value of Strathmore has been lost.
- Strathmore is not listed on the RPS.
- It is contended that the east elevation of Strathmore is an original side elevation.
- It is contended that the proposal complies with Policy AR12 and Section 8.2.11.3 of the County Development Plan.
- The proposal is an appropriate scale.
- The impact of the proposed 32 sq. metres extension on the Killiney ACA is considered insignificant. This is demonstrated by the submitted Visual Impact Assessment.
- There is substantial screening available for the building. The topography is also favourable for the screening of Strathmore House.
- The design rational for the proposed development is the contrast between the existing historical façade and the contemporary extension.

- There is a 3m wide glazed link that separates both the existing house and the proposed extension.
- The Board are requested to consider the commentary submitted by Cathal Crimmins, Architect, which supports the case for the proposed development.

Zoning

- The zoning objective of the appeal site allows for residential extensions subject to suitable design.

Planning Precedents

- There are a number of planning precedents submitted that are claimed to support the current proposal, i.e. extensions within ACA's. The submission includes images of the planning precedents. The precedents include;
 - 51 Killiney Hill Road,
 - St. George's Avenue, Killiney
 - Giverny, Marino Avenue East, Killiney
 - Cloneevin, Killiney Avenue, Killiney,
 - Ashton, Killiney Hill Road, Killiney
 - Eirene, Marino Avenue East, Killiney
 - Brockly, The Hill, Monkstown
 - No. 2, Vico Terrace, Vico Road, Dalkey
 - No. 22 Waltham Terrace, Blackrock
 - Ard Sonais, The Hill, Monkstown, Co. Dublin
 - Belmont House, The Hill, Monkstown, Co. Dublin

7.0 Responses

The local authority submitted a response stating that the grounds of appeal have not raised any new issues.

8.0 Assessment

The main issues for consideration are as follows;

- Principle of Development
- Built Heritage
- EIA Screening

8.1. **Principle of Development**

8.1.1. The appeal site is zoned Objective A '*to protect and-or improve residential amenity*'. The established use on the appeal site is residential.

8.1.2. Overall the principle of a proposed extension, largely to the front, of an existing period property is generally acceptable provided that the proposal would not diminish or have a detrimental impact on the character of this period property.

8.2. **Built Heritage**

8.2.1. The property on the appeal site is not a protected structure however the appeal site is located within the Killiney Architectural Conservation Area as set out in the Dun Laoghaire Rathdown County Development Plan, 2016 - 2022. This ACA covers an area of Killiney which is generally characterised by individual house designs on substantial sites and the topography of the local area is generally characterised by a steady rise in gradient from the coastline to the appeal site allowing for impressive views from the site towards the coast.

- 8.2.2. The property on the appeal site is accessed from an entrance on Strathmore Road. The gradient of the driveway from the entrance rises steadily to the house on the appeal site. The property is situated at the end of the driveway. There were substantial building works ongoing at the time of my site inspection. I noted from my site inspection that there was limited historic fabric remaining in the existing property. The original façade was in situ however the interior of the structure has been completely demolished and renovated with contemporary features. The property has new floors, ceilings, internal walls and external walls to side and rear.
- 8.2.3. The proposed development provides for a first floor extension that would project beyond the front building line of the original façade. It is intended that the proposed first floor extension would extend approximately 6.8m beyond the existing front building line.
- 8.2.4. I note that the permitted ground floor extension projects forward of the front building line the same distance as the proposed first floor extension. The ground floor extension differs from the first floor extension in terms of materials. The ground floor extension materials comprise of glazing which effectively, in visual terms, reduces the scale of the extension relative to the original façade and therefore the impact. The first floor extension as proposed adjacent to the period façade is completely solid and in my view the first floor proposal relates poorly with the historic façade given the solid proportion of the first floor extension.
- 8.2.5. Policy objective AR12 'Architectural Conservation Areas' is relevant. This policy states that it is an objective to '*protect the character and special interest of an area which has been designated as an Architectural Conservation Area*'. Section 6.1.4 states that '*character is often derived from the cumulative impact of an area's buildings, their setting, landscape and other locally important features developed gradually over time*'. I would consider that this would apply to the appeal site.
- 8.2.6. Section 8.2.11.3 'Architectural Conservation Areas' of the County Development Plan provides guidance for new development within ACA's and the guidance advises that

extensions affecting structures within an ACA, these should be designed and sited appropriately and not be detrimental to the character of either the structure or its setting and context within the ACA. The report from the Local Authority Conservation Division considers that Starthmore is at high risk of being absorbed into the proposed development and that the accommodation sought could be incorporated into the existing envelope of the permitted development. The Conservation Division considers that the proposed development breaks with all conservation principles in terms of providing an extension to a domestic historic building.

8.2.7. I would consider that the proposed first floor extension given its projection relative to the original historic façade would be overbearing and would diminish the character and setting of the historic façade and therefore would be contrary to Policy Objective AR12 and Section 8.2.11.3 of the Dun Laoghaire-Rathdown County Development Plan.

8.2.8. I would consider that the proposed development would set an undesirable precedent for other such development in the local area and therefore is contrary to the proper planning and sustainable development of the area.

8.3. **EIA Screening**

8.3.1. Based on the information on the file, which I consider adequate to issue a screening determination, it is reasonable to conclude that there is no real likelihood of significant effects on the environment arising from the proposed development and an environmental impact assessment is not required.

9.0 **Recommendation**

9.1. I have read the submissions on the file, visited the site, had due regard to the County Development Plan, and all other matters arising. I recommend that planning permission be refused for the reason set out below.

REASONS AND CONSIDERATIONS

Having regard to the scale and height of the proposed first floor extension and the extent of the extension projecting forward of the established front building line the proposed development would have a detrimental effect on the character and setting of the Killiney Architectural Conservation Area, would be contrary to Policy Objectoive AR12 and Section 8.2.11.3 of the Dun Laoghaire – Rathdown County Development Plan 2016–2022, and would seriously injure the visual amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.

Kenneth Moloney

Planning Inspector

19th September 2018