



An
Bord
Pleanála

Inspector's Report 302378-18

Development	Demolition of existing foundations and construction of 2 no. two storey dwellings and all associated site works..
Location	The Acres, Brooklodge, Glanmire, Co. Cork..
Planning Authority	Cork County Council.
Planning Authority Reg. Ref.	18/04919.
Applicant(s)	Joe and Ciara Barry.
Type of Application	Permission.
Planning Authority Decision	Grant.
Type of Appeal	Third Party v Grant.
Appellant(s)	Paul and Miriam O'Sullivan.
Observer(s)	None.
Date of Site Inspection	3 December 2018.
Inspector	Des Johnson.

1.0 Site Location and Description

- 1.1. The site is located approximately 400 metres east of Glanmire Community College, Co. Cork.
- 1.2. The site is an infill site is a residential development of 9 dwellings. It is overgrown and bounded to the north and south by existing dwellings. The overall development is served by a narrow road varying in width along its length. The sites to the east side of this road are occupied by single houses whereas a couple of the sites to the western side of the road appear to have been subdivided with second dwellings. Overall the development in this vicinity is low density and residential in character.
- 1.3. I attach photographs taken at the time of inspection.

2.0 Proposed Development

- 2.1. The proposal is for the demolition of existing foundations and construction of 2 no. two storey dwellings and all associated site works.
- 2.2. The site area is stated to be 0.26 hectares.
- 2.3. The following floor areas are proposed:
 - House 1: 240 square metres
 - House 2: 219 square metres

The proposed ridge height for both dwellings is 7.7 metres

3.0 Planning Authority Decision

3.1. By Order No.18/5441, dated 1 August 2018, planning permission was granted subject to 14 conditions. While most conditions relate to standard matters, Condition 1 refers to compliance with submitted drawings including amendments provided by the way of Further Information, and Condition 2 requires a Financial Contribution of E9281.71.

3.2. The Planning Authority decision was made following the submission of Further Information on 5 July 2018. This included the following:

- Revised drawings showing revised fenestration details for Unit 2, specifically the provision of opaque or frosted glass to vertical windows serving bedroom 3, and the omission of a corner window serving bedroom 1 and provision of a high level window in the western elevation
- Correction of labelling of submitted drawings
- Revised drawing showing 50m sightlines
- Revised roadside boundary treatment
- Details of soakaway to deal with the overflow from the rainwater harvesting system

3.3. Planning Authority Reports

3.3.1. Planning Reports

The site is included as part of the existing built up area of Glanmire in the Cobh Municipal District LAP 2017. The lands are serviceable and this is an infill opportunity. National policies generally support higher densities where housing can be connected to public services. The principle of residential development can be considered having regard to:

- The location within the existing built up area of Glanmire
- The objectives for such areas set out in the County Development Plan

- General objectives for the main settlement of Glanmire.

A similar type development is proposed for the site immediately north of the appeal site (Reference 14/5848).

The proposed contemporary approach varies from the established form in the area, but the Planning Authority is not opposed to such solutions. This particular form of development has previously been permitted in the wider Glanmire area. Further Information is recommended.

A second report dated 1 August 2018 concludes that having regard to the Further Information submitted there are no objections to the proposed development. Grant recommended.

3.3.2. Engineering Report raises no objection subject to recommended conditions.

3.3.3. Irish Water has no objection subject to a connection agreement.

4.0 Planning History

Register Reference 07/9374 – permission granted for dormer type dwelling on this site (only the foundation was constructed). Order dated 27 March 2008.

Reference 064384 – permission refused for 2 dormer dwellings and 1 garage by Order dated 21 March 2006. The single reason for refusal relates to overdevelopment of the site. Having regard to the configuration of the site and the location of the second dwelling at the rear of existing residential properties, the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity and would constitute disorderly substandard form of development.

Reference 14/5848 - Permission granted for single storey dwelling and site works on the site to the north of the current appeal site.

5.0 Policy Context

5.1. Development Plan

The Cork County Development Plan 2014 – Relevant objectives include:

ZU 2-2 For any settlement it is a general objective to locate new development within the development boundary, identified in the relevant LAP that identifies the extent to which the settlement may grow during the lifetime of the plan.

ZU 3-1 Encourage development that supports in general the primary land use of the surrounding existing built up area.

The Cobh Municipal District LAP 2017 – the subject site lies within the development boundary identified for Glanmire.

6.0 The Appeal

6.1. Grounds of Appeal

These are submitted by adjoining neighbours, are similar in content to an objection submitted to the Planning Authority, and may be summarised as follows:

1. Strong objection to Unit 2 as there would be a gross invasion of privacy.
2. Visual dominance and overlooking.
3. Design is out of character. The houses either side are single storey.
4. The appellants' main living area would be completely exposed giving no privacy. The appellants extension to the rear was not been taken into account when the application was being assessed.
5. The orientation of Unit 2 is unacceptable.

6.2. Applicant Response

None on file.

6.3. Planning Authority Response

None on file

7.0 Assessment

- 7.1. This is an infill site within the development boundary of Glanmire, Co, Cork. It is within an established residential area and is serviceable from public water and waste water mains. A couple of plots on the western side of the narrow road serving the existing houses have been subdivided with new dwellings to the rear. The plots on the western side of the road appear to be occupied by single dwellings; however the planners report refers to Reference 14/5848 for the site immediately north of the subject site and to permission granted for “backland type development”, Details of this history case are not on file but the planning authority register records that permission was granted in January 2015 for a single storey dwellinghouse and other ancillary site works.
- 7.2. Permission was previously granted for a dormer style dwelling on this site but only the foundations were constructed. Permission was previously refused for 2 no. dormer dwellings and a garage for reason of overdevelopment. The current proposal includes the removal of the existing foundations on the site and I see no planning objection to this.
- 7.3. In principle, having regard to the infill nature of the site, to the fact that the site lies within the development boundary for Glanmire and to the existing residential character in the vicinity, I consider that the principle of development of a second dwelling on this plot is acceptable.
- 7.4. I submit that the key issues to be considered in this case are as follows:
- Access arrangements
 - Acceptability of proposed house type and impact on the amenities of existing residential property
- 7.5. The proposal provides for a single access serving the proposed two dwellings. Access to the proposed rear dwelling would be along the southern site boundary. In FI submitted to the planning authority the developer indicates “area to be set aside for future road alignment” and shows satisfactory sightlines with the public road. The planning authority’s decision includes conditions relating to road safety. I consider this aspect of the proposed development to be acceptable.

- 7.6. The assessment of the likely impact of the proposed development on the amenities of adjoining residential property has to be undertaken in the absence of a detailed site layout drawing showing the proposed development relative to the existing adjoining dwellings to the north and the south. The adjoining dwellings are both single storey and the permitted dwelling on the site to the north is also single storey. The adjoining dwelling to the south has a sizeable single storey extension to the rear, not indicated on submitted drawings.
- 7.7. The planning authority has sought to reduce the potential for overlooking of adjoining property by requiring modifications to first floor fenestration. The front of proposed house 2 faces south. The highest point of this elevation is a mono pitched roof section approximately 7.725 metres high and set approximately 8 metres from the site boundary. This is 2.4 metres higher than the ridge height of the existing dwelling to the south (and approximately 4.6 metres higher than the eaves level). The main section of the southern elevation has a parapet height of approximately 6.275 metres and is set back approximately 12.8 metres from the site boundary. At first floor level a landing window is indicated in this elevation. It is proposed to provide a 2 metre high timber and concrete post fence along the southern site boundary and to provide 3 no. semi mature Leyland cypresses on this boundary. Based on the information submitted to the planning authority I am not convinced that the house type and design being proposed is acceptable on this site and that the proposed development would not have an overbearing impact on the amenities of adjoining residential property.
- 7.8. Having regard to the orientation of the proposed dwellings relative to the adjoining property to the south I consider that no significant overshadowing would occur.
- 7.9. Appropriate Assessment: Having regard to the nature and scale of the proposed development and the nature of the receiving environment, 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.
- 7.10. EIA: Based on a preliminary examination of the nature, size or location of the proposed development there is no real likelihood of significant effects on the environment.

8.0 Recommendation

8.1. I recommend that planning permission be refused.

9.0 Reasons

Based on the information submitted, the Board is not satisfied that the proposed development would not have an overbearing impact on adjoining residential property. As such, it is considered that the proposed development would be seriously injurious to the residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Des Johnson
Planning Inspector

04 January 2019.