



An
Bord
Pleanála

Inspector's Report ABP-302628-18

Development	Construction of extensions with flat roof to the rear of house, alterations to elevations and to internal layout.
Location	312, Galtymore Road, Dublin 12, D12 F2H4
Planning Authority	Dublin City Council South
Planning Authority Reg. Ref.	WEB1355/18
Applicant(s)	Dereck Mac an Úcaire
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	First V Conditions
Appellant(s)	Dereck Mac an Úcaire
Observer(s)	None
Date of Site Inspection	
Inspector	Ronan O'Connor

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1.0 Site Location and Description

- 1.1. The site is located on the southern side of Galtymore Road and on site is an end of terrace 2 bed 2 story residential dwelling.

2.0 Proposed Development

- 2.1. Construction of extensions with flat roof to the rear of house, alterations to elevations and to internal layout.

3.0 Planning Authority Decision

3.1. Decision

Grant permission. Conditions of note, and the subject of this appeal, include:

Condition 2: The development shall be revised as follows: (a) The first floor extension shall project a maximum of 3.5m from the main rear elevation of the house. Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing by the Planning Authority, and such works shall be fully implemented prior to the occupation of the buildings. Reason: In the interests of orderly development and visual amenity.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the planning officer reflects the decision of the planning authority.

Points of note are as follows:

- First floor projection is a concern/other examples cited are not considered 'best practice'.
- First floor extension should project no more than 3.5m to reduce bulk of the extension/impact of the parapet wall as well as overshadowing/impact on No. 310.
- Recommendation to grant subject to modifications.

3.2.2. Other Technical Reports

Drainage – No objection subject to conditions.

3.3. **Prescribed Bodies**

3.3.1. None.

3.4. **Third Party Observations**

3.4.1. None.

4.0 **Planning History**

4.1.1. None.

5.0 **Policy Context**

5.1. **Development Plan**

Dublin City Development Plan 2016-2022

5.1.1. The site is located in an area that is zoned Objective Z1 (To Protect and/or improve residential amenities) under the provisions of the Dublin City Development Plan 2016-2022. Under this land use zoning objective residential development is a permissible use.

5.1.2. Relevant sections of the Dublin City Development Plan 2016-2022 include:

- Paragraph 16.10.12 of the Plan relates to extensions to residential properties
- Appendix 17 of the Plan provides guidance on residential extensions.

5.2. **Natural Heritage Designations**

5.2.1. None.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The first party grounds of appeal are as follows:

- That the appeal relates to condition No. 2.
- Majority of houses in this area do not meet current standards and requirements for a family with 4 children.
- Reduction of the first floor to 3.5m will not allow for 2 additional bedrooms.
- Many other examples in the area where a 4.5m first floor extension has been granted including:
 - 107 Galtymore Road – 5 m first floor granted (3555/14); 88 Benmadigan Road, (2305/3) 4.5m first floor granted; 278 Mourne Road (2971/18) 4.5m first floor extension allowed.
- Neighbours were happy with the proposal and no objections were received.
- There will not be a significant loss of light to adjacent properties/impact on No. 310 would be insignificant
- No visible from the road.

6.2. Planning Authority Response

6.2.1. None.

6.3. Observations

6.3.1. None.

7.0 Assessment

7.1.1. The first party appeal relates solely to Condition 2 attached to the Notification of Decision to Grant Permission issued by the Planning Authority which relates to the reduction in depth of the first floor extension be reduced from 4.5m to 3.5m for reasons of visual amenity.

- 7.1.2. I am satisfied that the proposed form and design of the first floor extension to the rear is acceptable and I consider it appropriate, therefore, that the scope of the assessment is restricted to the consideration of Condition 2 as attached to the Notification of Decision issued by the Planning Authority, in accordance with S.139 of the Planning and Development Act (as amended).
- 7.1.3. I note there are other examples of larger first floor extensions in the vicinity, and these examples are cited with the first party appeal submission.
- 7.1.4. I am satisfied there would be no impact on visual amenity resulting from the extension and it would not be visible from the street. While the reason for the condition refers to visual amenity, the planner's report refers to concerns in relation to overshadowing of No. 310. While there will be some impact on the morning sun on this property, I do not consider that the impact is so adverse so as to require a reduction in the scale of the extension, as the impact of a 3.5m extension would be very similar in my view, and No. 310 would enjoy unimpeded sunlight and daylight for much of the day due to its south facing orientation.
- 7.1.5. My view is that the proposed first floor extension, while relatively large, provides a substantial improvement in the amenity of the existing dwelling with only a minor impact on neighbouring properties, and no impact on visual amenity.

8.0 Recommendation

- 8.1. Having regard to the above it is recommended that the Planning Authority be directed as follows:

That Condition No. 2 be removed from the grant of permission.

Rónán O'Connor
Planning Inspector

30th November 2018.