



An  
Bord  
Pleanála

## Inspector's Report ABP-303227-18

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<b>Development</b>	Construction of first floor extension, porch extension, roof alteration, dormer and velux construction.
<b>Location</b>	42A, Grangemore Road, Donaghmede, Dublin 13
<b>Planning Authority</b>	Dublin City Council
<b>Planning Authority Reg. Ref.</b>	4010/18
<b>Applicant(s)</b>	Glen and Aoife Richardson
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Split Decision
<b>Type of Appeal</b>	First Party
<b>Appellant(s)</b>	Glen and Aoife Richardson
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	6 <sup>th</sup> March 2019
<b>Inspector</b>	Una O'Neill

# Contents

1.0 Site Location and Description .....	3
2.0 Proposed Development .....	3
3.0 Planning Authority Decision .....	3
3.1. Decision .....	3
3.2. Planning Authority Reports .....	4
3.3. Prescribed Bodies .....	4
3.4. Third Party Observations .....	5
4.0 Planning History.....	5
5.0 Policy and Context.....	5
5.1. Dublin City Development Plan 2016-2022 .....	5
5.2. Natural Heritage Designations .....	5
5.3. EIA Screening .....	5
6.0 The Appeal .....	5
6.1. Grounds of Appeal .....	5
6.2. Planning Authority Response.....	6
6.3. Observations .....	6
6.4. Further Responses.....	6
7.0 Assessment.....	6
8.0 Recommendation.....	8
9.0 Reasons (1).....	8
10.0 Reasons and Considerations (2).....	8
11.0 Conditions .....	9

## 1.0 Site Location and Description

- 1.1. The subject site is located on the southern side of Grangemore Road, Donaghmede, Dublin 13, in a well-established residential area.
- 1.2. The site comprises a two storey detached dwelling. This dwelling and the dwelling to the west, no. 43A, are infill dwellings within this street. To the west of the appeal site, the street comprises two storey semi-detached dwellings which have staggered building lines, and to the east are two storey semi-detached dwellings with a straight building line. The rear garden to 42A is 7.2m deep, with a garden shed along the rear boundary wall.

## 2.0 Proposed Development

- 2.1. The proposed development comprises the following:
  - Construction of a first floor extension over existing single storey rear extension.
  - Box dormer to rear over proposed first floor rear extension, with internal floor to ceiling height of 2.25m.
  - Velux rooflight in front facing roof plane.
  - Porch

The floor area of the new build is stated to be 33sqm. The floor area of the existing dwelling is stated to be 128sqm.

## 3.0 Planning Authority Decision

### 3.1. Decision

A split decision was issued from the planning authority.

- Permission was GRANTED for a porch extension subject to seven conditions.

- Permission was REFUSED for the first floor rear extension, box dormer extension to the rear roof plane and velux rooflight to the front roof plane. The reason for refusal is as follows:

Having regard to the Z1 residential zoning, as set out in Dublin City Development Plan 2016-2022, the pattern of the development in the area and the length of the rear garden, it is considered that the proposed first floor rear extension and the box dormer extension on the rear facing roof plane would appear overbearing and would cause significant loss of amenity by overlooking existing properties on Grangemore Avenue. Furthermore, it is considered that the proposed velux rooflight on the front facing roof plane does not complement the character of neighbouring properties and would appear visually incongruous on the streetscape. The proposed development would therefore, by itself and by the precedent it would set for other development, seriously injure the visual and residential amenities of the area, be contrary to the provisions of the Dublin City Development Plan 2016-2022 including Appendix 17 which requires that dormers should be visually subordinate to the roof slope and be contrary to the proper planning and sustainable development of the area.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

The Planning Officer's report generally reflects the decision of the Planning Authority.

#### **3.2.2. Other Technical Reports**

Drainage Division: No objection.

### **3.3. Prescribed Bodies**

None.

### 3.4. **Third Party Observations**

None.

## 4.0 **Planning History**

**2503/02** – Permission GRANTED for new two storey dwelling on lands shared by 42 and 43.

**1221/02** – Permission REFUSED for new two storey dwelling on lands shared by 42 and 43 due to restricted dimension of open space.

## 5.0 **Policy and Context**

### 5.1. **Dublin City Development Plan 2016-2022**

- **Zoning Objective Z1**, the objective for which is ‘to protect, provide and improve residential amenities.’
- **Section 16.10.12:** Extensions and Alterations to Dwellings.
- **Appendix 17, Section 17.11:** Guidance for Roof Extensions.

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

The site is not located adjoining or within a Natura 2000 site.

### 5.3. **EIA Screening**

The proposed development is not of a class for the purpose of EIA.

## 6.0 **The Appeal**

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

The grounds of the first party appeal is summarised as follows:

- The area comprises a variety of house styles and roof profiles.
- There is precedence for larger extensions to other dwellings in the area.

- Extra accommodation is required to cater for growing family.

## 6.2. Planning Authority Response

None.

## 6.3. Observations

None.

## 6.4. Further Responses

None.

## 7.0 Assessment

7.1. A split decision issued from the Planning Authority with permission granted for the porch element of the proposal. Permission was refused for the substantive element of the application, that is, the first floor rear extension, box dormer extension to the rear roof plane and velux rooflight on the front roof plane.

7.2. The porch as permitted is considered acceptable in terms of scale and form. The primary issue for assessment relates to design and impact on residential and visual amenity of the elements for which permission was refused.

### **Impact on Amenity**

7.3. The applicant considers the scale and design appropriate in the context of the varied style of the area and the extension is required to cater for their growing family.

7.4. The planner's report notes that the first floor bedroom window would be 7.2m from the rear boundary and 20m from the opposing rear elevation of 39 and 39A Grangemore Avenue. It is stated that the scale of the proposed rear and attic extension would be overbearing and unduly overlook third party private open space.

7.5. The rear garden of 42A is shallower in depth than other dwellings on this street, being 7.2m to the rear boundary wall with a garden shed along the rear boundary. The dwelling to the rear has a longer than average garden being 13m deep, with the overall separation between the two properties being approx. 20m. The existing single

storey rear extension is 2.5m deep by 5.6m wide. The proposed first floor extension would sit above this single storey level and extend approx. 2.5m beyond the two storey building line of the neighbouring dwelling to the west and approx. 2.5m-3m beyond the rear elevation of the neighbouring dwelling to the east. Given the orientation on site, the proposed extension would result in limited overshadowing of neighbouring properties, however, I do not consider the impact would be significant. With regard to overlooking to the rear, I note the overall distance of 20m between first floor windows of the property to the rear and while the subject site has a shallow garden, I consider the additional element of overlooking from the proposed extension would not be significant.

- 7.6. Section 17.11 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. There is an existing stairs from the first floor level to the attic and the floor plans indicate a play area exists at this level. It is proposed to extend the attic to accommodate an additional bedroom. The proposed dormer is 3.5m in width (overall width of the roof is c.5.5m), has a depth of 6.2m and an overall height of 2.3m. I note the attic level cannot be used for habitable space given the overall floor to ceiling height of 2.25m. There are no other dormers to the rear of dwellings along this street or the street to the rear. I consider the dormer as proposed in the submitted drawings is excessive in scale, being greater than 50% in area of the roofplane, with the overall height up to the existing ridgeline. While I note that an overall distance of 20m exists between dwellings to the rear, the garden depth of this dwelling is limited being 7.2m deep and while a first floor extension is in my view appropriate, I consider the addition of a third level of accommodation this close to the boundary would result in significant overlooking. Given the limited rear garden depth to this dwelling and given the design and scale of the dormer, I am of the view this element of the development should be refused.
- 7.7. With regard to the velux rooflight to the front roof plane, I would not have an issue with this element of the proposed development considering its relatively modest size. It would allow additional light into the attic level space and I consider that if permitted it would not detract from the character or amenity of the streetscape at this location.

### **Appropriate Assessment**

7.8. Having regard to the nature and scale of the proposed development, which relates to an extension to an existing house in an established and serviced residential area outside of any Natura 2000 sites, I am satisfied that 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 that permission should be REFUSED for the rear dormer extension for the reasons marked (1) below and GRANTED for the proposed porch, first floor rear extension and front rooflight for the reasons marked (2) below.

## 9.0 Reasons (1)

1. Having regard to the pattern of development in the area and the limited size of the site, it is considered that the proposed rear dormer extension, by reason of its scale, bulk and proximity to the rear site boundary, would be visually dominant and would result in increased overlooking, and seriously injure the amenities of neighbouring properties. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

## 10.0 Reasons and Considerations (2)

Having regard to the provisions of the Dublin City Development Plan 2016-2022 and the existing pattern of development in the area, in addition to the nature and scale of the proposed first floor extension, it is considered that subject to compliance with the conditions set out below, the porch extension, front rooflight and rear first floor extension would not seriously injure the amenities of the area or of property in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



## 11.0 Conditions

1.	<p>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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of public health.</p>
3.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays.</p> <p>Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
4.	<p>The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.</p> <p><b>Reason:</b> To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.</p>

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Una O'Neill  
Senior Planning Inspector

11<sup>th</sup> March 2019