



An
Bord
Pleanála

Inspector's Report ABP 303917-19

Development	Domestic extension.
Location	Quarryfield House, Bishops Lane, Kilternan, County Dublin
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D18B/0571
Applicant(s)	Noel Willis
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Noel Willis
Observer(s)	None
Date of Site Inspection	13 th June 2019
Inspector	Hugh Mannion

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1.0 Site Location and Description

1.1. The application site has a stated area of 0.65ha and accommodates Quarryfield House, a single storey house, which it is proposed to extend. This is the last house on Bishops Lane which has a junction to the west with Ballybetagh Road which, itself, has a junction with Enniskerry Road in Kilternan village. Bishops Lane is a single carriageway lane with no median line, footpaths or public lighting. The site rises steeply from the roadside. Quarryfield House is in the lower part of the site closest to the road and built on a plinth which levelled out the site. The house has a small terrace fronting it facing seawards and towards the Enniskerry Road. The site is in the foothills of two Rock Mountain and has dense screening on all boundaries.

2.0 Proposed Development

2.1. Erection of a single storey extension to the side of an existing house at Quarryfield House, Bishops Lane, Kilternan, County Dublin.

3.0 Planning Authority Decision

3.1. **Decision-** Permission Refused for two reasons;

- The scale, size and design of the extension would interfere with the character of a landscape which is zoned 'to protect and improve high amenity areas' in the County Development Plan.
- The scale, size and design of the extension would contravene section 8.2.3.6 of the county development plan and the Rural Design Guide accompanying the plan.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planner's report recommended refusal as set out in the manager's order.

3.2.2. **Other Technical Reports**

3.2.3. The **Environmental Health Office** sought further information in relation to the functioning of the domestic waste water treatment system and the drinking water supply to the house.

3.2.4. **Transport Planning** reported no objection.

3.2.5. **Drainage Planning** reported no objection subject to satisfactory surface water treatment.

4.0 **Planning History**

None relevant.

5.0 **Policy and Context**

5.1. **Development Plan**

5.2. The site is zoned objective G 'to protect and/or improve high amenity areas' in the Dun Laoghaire Rathdown County Development Plan 2016-2022.

5.3. Policy LHB4

It is Council policy to conserve and enhance existing High Amenity Zones and to seek to manage these and other areas to absorb further recreational uses and activity without damaging the amenities that affords them their special character.

5.4. In relation to **Rural House Extensions** the Plan (section 8.2.3.6) states;

Extensions of a reasonable or modest size may be acceptable, subject to the proposed extension respecting the character, scale, and proportions of the existing dwelling, and subject to the availability of necessary services and protection of the visual amenities of the area.

5.5. **Natural Heritage Designations**

Not relevant

5.6. EIA Screening

5.7. Having regard to nature of the development comprising extension to an existing dwelling there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

- The additional space is to accommodate a family member.
- The architectural treatment/design of the house reflects the planning authority's rural housing design guide.
- While there is a presumption against new development unrelated to rural land uses in the county development plan this has not previously been interpreted as precluding domestic extensions.
- The size and scale of the proposed development reflects the existing house on site.
- The proposed development will not be a separate residential unit.
- To overcome the reasons for refusal put forward by the planning authority the proposed extension has been modified to (a) the omit the gable front, and (b) step down the roof of the family room to the rear.
- No additional bedrooms are being proposed and the existing domestic waste water system serving the house functions adequately.

6.2. Planning Authority Response

- The appeal does not raise new issues.

6.3. Observations

None

7.0 Assessment

- 7.1. There is an existing house on site and the proposed development is stated to be additional accommodation for a family member. The site is zoned to protect and/or improve high amenity areas and it is the planning authority's policy in relation to such areas that there will be a presumption against development which is not related to its amenity value or use for agriculture, mountain or hill farming. The applicant makes the point that this presumption should not be extended to domestic extensions and I agree with that point.
- 7.2. The main impact which arises from new development in high amenity areas is visual intrusion. There is very substantial screening on all the site boundaries and there is a band of commercial forestry to the rear/west of the site between it and the Ballybrack Road. The development plan includes a policy (policy LHB6) which seeks to protect and encourage the enjoyment of views and prospects of special amenity value or special interest. These prospects to be preserved are listed in table 4.1.1 and illustrated on the maps attached to the plan. The prospects with potential to be impacted upon in the present case are views from Enniskerry Road towards Two Rock and Three Rock mountains. I conducted a site inspection along this road and was unable to identify the existing house or site in views from the public road. And I conclude that the proposed development would not seriously impact on views from Enniskerry Road towards the mountains.
- 7.3. The application site is the last site at the end of Bishops Lane. The existing house is stated to be 200m² and the proposed extension is 69m². Section 8.2.3.6 of the county development plan requires that domestic extensions be modest in scale and respect the character, scale and proportions of the existing house. The existing house is single storey and the extension will replicate that height and maintain the original roof line. The appeal includes an amended drawing which breaks up the roof into two separate planes as against the originally proposed single ridge line over front and rear sections of the extension. I consider that this is preferable and is more reflective of the rural housing design guide included in appendix 11 of the development plan which suggests 'breaking up' larger/more massive structures to mitigate visual impact. The existing house has a relatively long (31.5m) front/eastern elevation and the extension will add 5.26m to this with a further 1.4m on the rear. In

the context of the site where there is good screening I consider that this is acceptable.

- 7.4. I conclude that the extension is, in principle, acceptable. I consider that the amendments submitted with the appeal are not material changes to the application and may be considered by the Board. Although relatively minor I consider that the amendments are an improvement on the original roof ridge line.
- 7.5. In relation to the potential for a separate residential unit developing on site it is the case that the proposed extension fulfils the main criteria when considering planning applications for 'granny flats' in that it forms part of the main house, is accessible from the main house and may be easily integrated with the main house. I consider that if the Board decided to grant a permission a condition may be imposed requiring that the extension should not be sold, let or otherwise separated from the existing house on site.

7.6. Domestic Waste Water Treatment

- 7.6.1. The submitted plan shows 4 bedrooms in the existing house and an additional bedroom in the extension for a proposed total of 5 bedrooms. This is the same as is currently in the house since an existing bedroom is lost to circulation space in the amended house. EPA Code of Practice for domestic waste water treatment systems makes the point that a 5-bed house should have a DWWTs with a pe of 7. The proposed development includes a bathroom and an en-suite. I note the report from the Environmental Health Officer which sought further information in relation to the functioning of the domestic waste water treatment system and the drinking water supply to the house. The planning authority did not pursue this matter.
- 7.7. While the applicant comments in the appeal that the existing system accords with a previous planning permission for the house on site there is no assessment provided in the application or appeal of the suitability of the site to accommodate further waste water loading. It would have been preferable had a site assessment been submitted in accordance with the EPA code of practice. Nonetheless the applicant is correct that the amended house will contain the same number (5 bedrooms) as previously. I conclude that no significant additional foul effluent loading will arise within the site and that this matter may be subject to a condition.

7.8. Appropriate Assessment

7.9. Having regard to the very modest scale of the proposed development and the foreseeable emissions therefrom 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 planning permission.

9.0 Reasons and Considerations

9.1. The site is zoned objective G 'to protect and/or improve high amenity areas' in the Dun Laoghaire Rathdown County Development Plan 2016-2022. Having regard to the modest scale of the proposed extension, the natural screening available within the site and in the wider area and subject to compliance with conditions set out below it is considered that the proposed development would not materially contravene the zoning objective for the site set out in the County Development Plan, and would not seriously injure the visual amenity of the area and would, otherwise, accord with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 13th day of March 2019 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>Reason: In the interest of clarity.</p>
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2.	<p>The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p>Reason: To restrict the use of the extension in the interest of residential amenity.</p>
4.	<p>(a) The proposed extension and the existing house on site shall drain to a single domestic waste water treatment system which shall be in accordance with the standards set out in the document entitled “Wastewater Treatment Manual – Treatment Systems for Single Houses” – Environmental Protection Agency (2009).</p> <p>(b) Within three months of the first occupation of the proposed extension the subject of this order, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the domestic waste water treatment system is constructed in accordance with the standards set out in the EPA document.</p> <p>Reason: In the interest of public health.</p>

5.	<p>The water supply to serve the proposed dwelling shall have sufficient yield to serve the proposed development, and the water quality shall be suitable for human consumption. Details, demonstrating compliance with these requirements, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: To ensure that adequate water is provided to serve the proposed development, in the interest of public health.</p>
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Hugh Mannion
Senior Planning Inspector

14th June 2019