



An
Bord
Pleanála

Inspector's Report

ABP-304747-19

Development	Conversion and extension of existing first floor attic.
Location	1A Carysfort Park, Blackrock, Co Dublin A94 W583.
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D19B/0175
Applicant(s)	Raymond & Anna Tutty
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	Joe Butterly
Observer(s)	Michael & Adrienne Kearney
Date of Site Inspection	06 th September 2019
Inspector	Colin McBride

1.0 Site Location and Description

1.1. The appeal site, which has a stated area of 0.0341 hectares, is located within the housing development of Carysfort Park to the south west of Blackrock. The appeal site is occupied by a single-storey dwelling with a shallow pitched roof. The dwelling is one of a number similar dwellings within Carysfort Park. To the south of the site is an identical dwelling as are the rest of the dwellings to the south. To the north is Carysfort Lodge, which is a dormer style structure and larger in scale than the dwelling on the appeal site and adjoining dwellings to the south. On the opposite side of the service road within Carysfort Park (west) are two-storey dwellings. To the east is the service road for Carysfort Avenue which runs on a north south axis to the rear of the site and the other dwellings in Carysfort Park.

2.0 Proposed Development

2.1. Permission is sought for development consisting of conversion and extension of existing first floor attic incorporating new raised roof, dormer, and rear gable new front porch and single-storey ground floor rear extension, internal alterations and associated site works. The additional floor area proposed is 75.6sqm and the increase in ridge height proposed over the existing is 0.87m.

3.0 Planning Authority Decision

3.1. Decision

Permission granted subject to 10 conditions. The conditions are standard in nature.

3.2. Planning Authority Reports

3.2.1. Planning Reports

Planning report (29/05/19): It was considered that the design and scale of the proposed development was satisfactory in the context of the visual amenities of the area and the amenities of adjoining properties. A grant of permission was recommended subject to the conditions outlined above.

3.2.2. Other Technical Reports

Transportation Planning (25/04/19): No objection subject to conditions.

Drainage Planning (13/05/19): No objection subject to conditions.

3.3. Prescribed Bodies

None.

3.4. Third Party Observations

3.4.1 Four submissions were received from

- The issues raised include the fact that the scale, height and design is out of character with existing properties, adverse impact on adjoining amenity including impact on views/outlook, privacy and loss of light.

4.0 Planning History

D94A/0159: Permission granted for new bungalow to be located between existing dormer gate lodge adjoining stream and existing approved bungalow.

5.0 Policy Context

5.1. Development Plan

The relevant Development plan is the Dun Laoghaire Rathdown County Development Plan 2016-2022. The site is zoned Objective 'A' with a stated objective 'to protect and or improve residential amenity'.

5.2. Natural Heritage Designations

None in the vicinity.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1 A third party appeal has been lodged by Daignan Dooley Architects & Planning Consultants on behalf of Joe Butterly, Carysfort Lodge, Carysfort Park, Blackrock, Co. Dublin.

- The site is part of residential development with a distinct character and scale and the proposal to permit an additional floor in a mansard roof is unprecedented and out of character with the established pattern of development.
- The proposed first floor extension would lead to loss of light to the side garden associated with the adjoining Carysfort Lodge and existing windows on this side of the appellant's property. The proposed development would allow overlooking of the front and rear gardens of the appellant's property and would devalue their property.
- The proposal is overdevelopment of the site due to the excessive scale of the proposed development at this location.
- The height of the proposal is out of keeping with the surrounding dwellings.
- The proposal would obscure views from the adjoining sites of the surrounding area. The appellant currently enjoys views of a number of landmarks in the vicinity, which will be obscured by the proposed development.
- The appellant is critical of the Planning report associated with the application and considers it underestimates the impact of the proposed development on the character of the area and adjoining properties, and the level of garden retained with the proposal.

6.2. Applicant Response

No response

6.3. Planning Authority Response

6.3.1 Response from Dun Laoghaire Rathdown County Council.

- The grounds of appeal does not raise any new matters which in the view of the Planning Authority would justify a change in attitude towards the proposal.

6.4. Observations

6.4.1 Observation from B & K Architecture on behalf of Michael & Adrienne Kearney, 70 Carysfort Park Blackrock.

- It is noted that the original development (Carysfort Park) permitted at this location within the grounds of the Carysfort Teachers Training College was subject to pre-planning and number of very strict conditions. It is noted that the proposal which breaks the established roofline would be injurious to the visual amenities of the area.
- The rear gardens of the single-storey dwellings at this location enjoy total privacy, such an amenity will be lost due to the windows at first floor level on the rear elevation.
- The proposal would set a precedent for identical development on adjoining sites.

7.0 Assessment

7.1. Having inspected the site and associated documents, the main issues can be assessed under the following headings.

Design, scale, visual and residential amenity

Appropriate Assessment

7.2 Design, scale, visual and residential amenity:

7.2.1 The proposal entails an extension to the rear and first floor level of a single-storey dwelling. The existing dwelling has a shallow pitched roof with it proposed to replace it with a mansard roof and provide 3 no. bedrooms, a bathroom and ensuite

bathroom at first floor level with windows on the front and rear elevation. At ground floor level it is proposed to provide a single-storey flat roofed extension to the rear. The existing dwelling is one of a number of similar dwellings within Carysfort Park. The proposal does represent a deviation from the roof profile and scale of the existing dwellings at this location, I would however consider that the overall design and scale despite being different to existing dwellings is not a significant departure so as to have an adverse visual impact. The overall increase in height and scale of the roof profile is modest in scale and there are adjoining dwellings in close proximity that are higher in scale including, the existing dwelling to the north and a pair of semi-detached units further south. I would note the proposal is in a suburban housing estate and that the dwellings are not protected structures of architectural heritage value. I would consider that overall design and scale despite being different to existing dwellings is a modest intervention that would have no significant or adverse visual impact at this suburban location. Subject to a condition requiring that the roof tiles be similar to the existing dwelling in colour and texture or finishes to be agreed with the Planning Authority, I would consider that the proposed development is acceptable in the context of the visual amenities of the area.

7.2.2 The third party appellant raises concerns regarding the impact on residential amenity including overshadowing, impact on privacy and adverse impact on views/outlook. There are two components to the proposal, a single-storey extension to the rear and an extension at first floor level with an increased bulk in the roof profile to facilitate first floor accommodation. The single-storey extension is modest in scale, projecting only 3.2m beyond the existing rear building line and having a ridge height 3.681 (flat roof). This element of the proposal is modest in scale and has adequate separation from adjoining properties. The first floor extension replaces the shallow pitch roof with a mansard style roof equating to a 0.87m increase in ridge height. The first floor extension represents a modest increase in the bulk and scale of the existing dwelling and is contained within the footprint of the existing extension (modest ground floor extension to the rear). The overall increase in height and bulk is not a significant deviation from that of the existing dwellings to the south and is still significantly less in bulk and scale than the adjoining dwelling to the north. I would consider that there is sufficient separation between the existing dwelling on site and adjoining dwellings

to the north and south to ensure that the first floor extension would have no adverse impact in relation to overshadowing.

7.2.3 In relation to the issue of privacy, I would note that any new windows at first floor level are located on the front elevation (west facing) and the rear elevation (east facing) as per the predominant pattern of development at this location and as per the typical pattern of development expected at a suburban location such as this. There are no windows proposed on the side elevation at first floor level. The windows at first floor level serve bedrooms and not living spaces. I would consider that the pattern of the development proposed is an acceptable standard in a suburban location such as this and that the development as proposed would have no adverse impact on the residential amenity of the adjoining properties to the north or south in terms of privacy.

7.2.4 In relation to impact on views/loss of outlook from the appellant's property or any other adjoining dwelling for that matter, I would reiterate my view that the overall bulk and scale of the first floor extension is modest in scale relative to adjoining properties, has adequate regard to the amenities of adjoining properties and is of an acceptable design and scale at this location. I do not consider that the proposed would impinge on the residential amenities of existing properties and would consider that it would be in accordance with the proper planning and sustainable development of the area.

7.3 Appropriate Assessment:

7.3.1 Having regard to the nature and scale of the proposed development and its proximity to the nearest European site, 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

I recommend a grant of permission subject to the following conditions.

9.0 Reasons and Considerations

Having regard to the design and scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual amenities of the area and would not seriously injure the amenities of adjoining property. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. 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.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or Public Holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Colin McBride
Planning Inspector

06th September 2019