



An
Bord
Pleanála

Inspector's Report ABP-304819-19

Development	Rear dormer window and hip to gable-end roof extensions
Location	8 Celtic Park Road, Beaumont, Dublin 9
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	2299/19
Applicant(s)	Ciaran & Laura Regan
Type of Application	Permission
Planning Authority Decision	Grant
Type of Appeal	First-Party v Condition
Appellant(s)	Ciaran & Laura Regan
Observer(s)	None
Date of Site Inspection	4 th September 2019
Inspector	Colm McLoughlin

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1.0 Site Location and Description

1.1. The appeal site is located on Celtic Park Road in the residential area of Beaumont, approximately 4km north of Dublin city centre. It is provided with 9m road frontage and measures a stated 287sq.m. It contains an end of terrace three-bedroom two-storey house with a single-storey rear extension. Vehicular access is available from the front onto a driveway adjoining a small garden. The rear garden extends for depths of between 6m to 13m, with a small timber shed in the east corner. The external finishes to the house include white-painted render, white-upvc windows and door, and concrete profile roof tiles. The surrounding area is generally characterised by rows of two-storey terraced dwellings of varying styles fronting onto a grid network of streets and with pairs of semi-detached housing addressing the street intersections. Ground levels in the vicinity are relatively level with only a slight drop in a south-easterly direction.

2.0 Proposed Development

The proposed development comprises:

- construction of a hip to gable-end roof extension with side-facing window at roof level and a rear dormer window extension with rear rooflight to provide for a study at roof level with a seating area and a toilet at roof level.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The Planning Authority decided to grant permission subject to seven conditions, most of which are of a standard nature, but also including the following condition no.2:

- (i) The full-hipped roof profile of the dwelling shall be retained.
- (ii) The form and design of the proposed flat roof dormer window extension shall extend a maximum width of 2 metres and shall be centrally located on the rear roof of the dwelling.

(iii) The width of the window ope within the dormer extension shall match that or be no greater than that of the first floor rear elevation window opes i.e. 1.5m wide.

(iv) The proposed dormer window's elevations; fascia/soffits, rainwater goods, SVPs, window frames and glazing bars shall all be finished in a dark colour so as to match the existing roof colouring.

(v) The rear dormer shall not accommodate solar panels whether or not they would be exempted development under the Planning & Development Act 2000 (as amended). Exempted solar panels are allowed to project 50cm above a flat roof as per the 2007 amended Class 2 exemptions.

Reason: In the interest of visual and residential amenity.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The initial report of the Planning Officer (April 2019) noted the following in their report:

- having regard to the advice contained in Section 17.11 of Volume 2 to the Dublin City Development Plan 2016-2022 and the neighbouring context, the existing hipped-roof profile should be maintained;
- the provision of a rear dormer window extension of modest scale would be acceptable, with a large proportion of the roof plane remaining visible, with set back from the roof eaves level and with materials to match the existing roof;
- further information should be requested to amend the subject proposals.

The final report of the Planning Officer (July 2019) reflects the decision of the Planning Authority. The Planning Officer notes the following in their report:

- the revised proposals provide for a half hip to the roof profile, while maintaining the size and scale of the rear dormer window extension;
- the applicants assert that precedent for the gable-end roof element is provided by the neighbouring houses at Nos.33 and 43 Celtic Park Road and No.97 Celtic Park Avenue. These houses do not provide sufficient precedent

for the subject gable-end roof proposals, given that they occupy ‘book-end’ sites and as the immediate area to the subject site comprises hipped roofs;

- proposals need to follow guidance regarding the design and appearance of roof extensions, as outlined in Sections 17.7 and 17.11 of Volume 2 to the Development Plan and the proposed change to a gable-end roof would disturb the symmetry of the terrace of four houses on this street, where rooflines have largely remained intact;
- the scale and width of the proposed rear dormer window extension exceeds standards within the Development Plan;
- concerns regarding the proposed roof design and the scale and width for the proposed rear dormer window extension can be addressed via condition.

3.2.2. Other Technical Reports

- Engineering Department (Drainage Division) - no objection subject to conditions;

3.3. Prescribed Bodies

- Irish Water – no response.

3.4. Third-Party Submissions

3.4.1. None received.

4.0 Planning History

4.1. Appeal Site

4.1.1. The Planning Authority refer to the following planning application relating to the appeal site:

- Dublin City Council (DCC) Ref. 0814/91 – permission granted in July 1991 for a single-storey side and rear extension.

4.2. Surrounding Sites

4.2.1. Reflective of the surrounding residential urban context, planning applications in the surrounding area primarily comprise proposals for infill housing, domestic extensions and alterations to vehicular accesses. The only recent application in the immediate vicinity relevant to the consideration of the subject appeal is the following:

- DCC Ref. WEB1366/19 – application lodged in July 2019 for a rear dormer window extension at 44 Celtic Park Avenue, 10m to the north of the appeal site.

5.0 Policy & Context

5.1. Development Plan

- 5.1.1. The appeal site has a zoning objective 'Z1 - Sustainable Residential Neighbourhoods' within the Dublin City Development Plan 2016-2022, with a stated objective 'to protect, provide and improve residential amenities'.
- 5.1.2. Relevant planning policies and objectives for residential development are set out in Section 5 (Quality Housing) and Section 16 (Development Standards) within Volume 1 of the Development Plan. Appendix 17 (Volume 2) of the Development Plan provides guidance specifically relating to residential extensions.

5.2. Environmental Impact Assessment - Preliminary Examination

- 5.2.1. Having regard to the existing development on site, the limited nature and scale of the proposed development and the absence of any connectivity to any sensitive location, 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

6.1.1. A first-party appeal has been lodged only against condition no.2, which was attached to the Planning Authority's notification of a decision to grant planning permission. The grounds of appeal were accompanied by correspondence directly from the applicants and a drawing (No.002) that appears to replicate the proposals contained in the drawing (No.002) submitted by the applicants to the Planning Authority in response to their further information request. The following grounds of appeal are raised:

- the proposed development would not be out of character with the surrounding context, nor would it be visually obtrusive within the streetscape, particularly given the variety of roof types to houses in the vicinity;
- the half-hipped roof proposed in response to the further information request of the Planning Authority addresses the concerns raised by the Planning Authority, while also ensuring that the project is viable;
- precedent for the gable-end roof element is provided for by the houses at Nos.33 and 43 Celtic Park Road and No.97 Celtic Park Avenue;
- the living space to be provided at roof level is required for the applicants' family, who have strong connections to the area.

6.2. Planning Authority Response

6.2.1. The Planning Authority did not respond to the grounds of appeal.

6.3. Observations

6.3.1. None received.

7.0 Assessment

7.1. This is a first-party appeal only against condition no.2 attached to the Planning Authority's decision to grant permission. Condition 2(i) requires the hipped roof

profile of the house to be maintained and the jerkinhead or clipped gable feature, as proposed at further information stage, to be omitted. Condition 2(ii) requires the proposed rear dormer window extension to be reduced to a maximum width of 2m and to be centrally positioned on the rear roof plane. Condition 2(iii) requires the window to the proposed dormer extension to be no larger than the largest of the existing rear windows at first-floor level. Condition 2(iv) requires certain materials that would be used in finishing the proposed dormer window extension to be of dark colour, while condition 2(v) restricts the exempted development rights for the property, in relation to the installation of solar panels on the proposed dormer window extension.

- 7.2. Having regard to the nature and scale of the proposed development and the nature of condition no.2, it is considered that the determination by the Board of the application, as if it had been made to it in the first instance, would not be warranted. Therefore, the Board should determine the matters raised in the appeal only, in accordance with Section 139 of the Planning and Development Act 2000, as amended.
- 7.3. The grounds of appeal assert that the subject condition is not necessary given the variety of roof types to houses in the vicinity, including gable-end roofs and also given the applicants' need to provide additional living space at roof level.
- 7.4. The Planning Authority's reason for attaching condition no.2 to their notification of a decision to grant permission is stated as being 'in the interest of visual and residential amenity'. Within the Planning Officer's initial report assessing the proposed development, it is stated that having regard to the advice contained in Section 17.11 of Volume 2 to the Dublin City Development Plan 2016-2022 and the neighbouring context, the existing hipped roof profile should be maintained, while the proposed rear dormer window extension should be amended to meet Development Plan guidance. In response to a further information request, the gable-end roof design was amended by the applicant to provide a jerkinhead or clipped gable feature, while the rear dormer window extension was not amended. The Planning Authority assert that the neighbouring houses with gable-end roofs referenced by the applicant, do not provide sufficient justification for allowing the subject proposals.

- 7.5. Section 16.10.12 of the Development Plan states that applications for planning permission to extend dwellings will only be granted where the Planning Authority is satisfied that the proposal would not have an adverse impact on the scale and character of the host dwelling and where they would not have an unacceptable impact on the amenities of adjacent residences. Appendix 17 (in Volume 2) to the Development Plan provides guidance specifically relating to the appearance of residential extensions (section 17.7), roof extensions (section 17.11) and solar panels (section 17.14).
- 7.6. The appeal site and surrounding area does not have any conservation status. The stretch of Celtic Park Road, which the appeal site is situated on, is a well-used route off Collins Avenue to an expansive residential area to the north. The grounds of appeal assert that Nos.33 and 43 Celtic Park Road and No.97 Celtic Park Avenue provide precedent for the extent of roof extensions proposed. I note that Nos.33 and 43 Celtic Park Road, are end of terrace houses located 140m to 170m to the north of the appeal site, which feature gable end roofs, but these would appear to be the original roof type of the house. This is also the case for No.97 Celtic Park Avenue, which is located 40m to the north of the appeal site, and other end of terrace houses to the northeast of the site along Celtic Park Avenue. Details of planning permissions for gable-end roof extensions in the immediate vicinity have not been provided as part of the grounds of appeal. I am not aware of any hip to gable end or similar roof extensions in the immediate area and based on my visit to the area, the original character and rhythm of the streetscape to the immediate part of Celtic Park Road is largely intact, as defined by rows of terraced housing with hipped roof profiles at each end.
- 7.7. I note that a stairwell access to roof level is already provided within the subject house and that apart from providing additional head clearance height for the stairwell and part of the attic, limited additional habitable space would be provided at roof level by virtue of the proposed clipped gable-end roof extension. In conclusion, based on the provisions of the Development Plan, the character of the immediate area and the visual amenities of the area, I am satisfied that there is not sufficient justification for allowing the subject clipped gable-end roof extension, which would fail to complement the character of the host house and would create a visually

discordant intervention within the streetscape. Accordingly, there is merit in attaching condition 2(i) to the decision.

- 7.8. Condition 2(ii) sets various restrictions with regards the scale, width and location of the proposed rear dormer. The area (9sq.m) that the proposed dormer window extension would occupy would amount to approximately 64% of the original rear roof plane (14sq.m). Section 17.11 of Volume 2 to the Development Plan requires such extensions to 'be visually subordinate to the roof slope, enabling a large proportion of the original roof to remain visible'. I am satisfied that the proposed rear dormer window extension would dominate the rear roof plane, would fail to respect the character of the existing house on site and housing in the area and would have an incongruous appearance where visible from the immediate area. Given the scale and width of the proposed rear dormer window extension, the surrounding context and the provisions of the Development Plan, I am satisfied that reducing the width of the rear dormer window extension would be necessary to ensure that the proposed development does not have an adverse impact on the scale and character of the main house, to safeguard the visual amenities of the area and to avoid setting undesirable precedent for further similar dormers in the vicinity. I am satisfied that the reduction in scale as contained within Condition 2(ii) is warranted. The grounds of appeal appear to largely focus on conditions 2(i) and 2(ii). I am satisfied that the requirements for the proposed rear dormer window extension, as listed under Condition 2(iii), (iv) and (v), would also be reasonable to attach.
- 7.9. In conclusion, I am satisfied that Condition No.2 would be warranted, as the requested amendments would be necessary for the proposed roof extensions to complement the scale and character of the host house and in order to safeguard the visual amenities of the area.

8.0 Appropriate Assessment

- 8.1. Having regard to the minor nature of the proposed development and to the location of the site in a serviced urban area and the separation distance to the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

9.0 Recommendation

- 9.1. It is recommended that the Planning Authority be directed to attach condition number 2, for the reasons and considerations hereunder.

10.0 Reasons and Considerations

1. Having regard to the nature and scale of the proposed development and the pattern of development in the area, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 2, are warranted, and that the proposed development, with the attachment of condition number 2, would be in accordance with the provisions of the Dublin City Development Plan 2016-2022, would not seriously injure the visual amenities of the area and would therefore, be in accordance within the proper planning and sustainable development of the area.

Colm McLoughlin
Planning Inspector

9th September 2019