



An
Bord
Pleanála

Inspector's Report ABP306346-20

Development	First floor flat roofed extension to existing house.
Location	16 St Catherine's Park, Sandycove, County Dublin
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D19B/0450
Applicant(s)	Olivia and Brian Kavanagh
Type of Application	Permission
Planning Authority Decision	Grant with Conditions
Type of Appeal	First Party v Condition
Appellant(s)	Olivia and Brian Kavanagh
Observer(s)	None
Date of Site Inspection	15 th February 2020
Inspector	Hugh Mannion

1.0 Site Location and Description

- 1.1. The application site has a stated area of 0.078ha and comprises a semi-detached two storey house with front and rear gardens at 16 St Catherine's Park, Glenageary, County Dublin.
- 1.2. St Catherine's Park is a cul de sac with a circular turning head at the southwestern end and wide, grassed margins separating the front gardens of the houses and the public road. St Catherine's Park accesses St Catherine's Road to the northeast.

2.0 Proposed Development

- 2.1. The proposed development comprises the construction of a first-floor flat roofed extension of 26m² to the side of the existing house to provide a bedroom and WC/shower room, internal alterations and associated site works at 16 St Catherine's Park, Glenageary, County Dublin.

3.0 Planning Authority Decision

3.1. Decision

Grant permission subject to conditions. Condition number 2 stated;

The northern wall of the first-floor extension shall be set back from its northern site boundary so that it is flush with the northern wall of the existing ground floor extension.

Reason: In the interest of visual amenity.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planner's report recommended a grant of permission subject to conditions as set out in the manager's order.

3.2.2. Other Technical Reports

3.2.3. **Surface Water Drainage** reported no objection to the proposed development.

4.0 **Planning History**

No relevant planning history for the application site.

5.0 **Policy and Context**

5.1. **Development Plan**

The site is zoned A “to protect and/or improve residential amenity” in the Dun Laoghaire Rathdown County Development Plan 2016-2022.

5.2. **Natural Heritage Designations**

None relevant.

5.3. **EIA Screening**

5.4. Having regard to the modest scale of the proposed development and its location within an appropriately zoned and serviced area there are no likely significant environmental impacts arising therefrom.

5.5. **AA Screening**

5.6. Having regard to the modest scale of the proposed development, its location within an appropriately zoned and serviced area and the foreseeable emissions therefrom 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.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

- The proposed development will not negatively impact on the visual amenity of the area.

- Several domestic extensions have previously granted in the area.

6.2. **Planning Authority Response**

- The planning authority responded that it has no further comment to make.

6.3. **Observations**

- None

7.0 **Assessment**

7.1. **Introduction**

7.2. The applicant has requested that the Board restrict itself to considering Condition 2 of the planning authority's decision. Condition 2 requires that the proposed first floor extension be set back off the northern site boundary to be flush with the existing ground floor extension.

7.3. The proposed development comprises a first-floor extension over existing residential accommodation on a site in permitted residential use with public water supply and sewerage. Having regard to the nature of the proposed development and its location in an existing residential area I consider that no additional planning issues arise and I consider it appropriate to deal only with the point raised in the appeal.

7.4. **Condition 2.**

7.5. The planning authority's view is that the cantilevered element will be unacceptably prominent in views within St Catherine's Park and its reduction by conditioning it back to the existing side wall of the house is required to protect visual amenity. The applicant makes the point that there are similar permitted extensions in the area which provide a precedent for the proposed development.

7.6. St Catherine's Park appears to date from the 1960's/1970's and to have comprised first floor three bay over ground floor two bay houses with a garage to the site. Many of these houses have been subject to alteration/extension over their lifetimes largely by incorporation of the garage into the living accommodation and building over the original garage for additional residential space. This has resulted in a

variation within the development but not to the extent to seriously injure the visual amenity of the overall streetscape.

- 7.7. The proposed development comprises a first-floor bedroom and WC/shower room extension with a floor area of 26m². There are no windows on the side elevation to overlook the adjoining site. The bedroom is cantilevered over the side passage from the front to rear gardens which allows access to the rear. The appeal is correct that the recently constructed extension at 21 St Catherin's Park is slightly cantilevered over the side passage between that house and number 23 to similarly facilitate rear garden access.
- 7.8. The application seeks to provide additional residential accommodation within an existing residential use. Having regard to the modest scale of the proposed development, its confinement within the redline boundary of the application site, the pattern of development in the area, including domestic extensions, I consider that the proposed development will not be visually intrusive in a manner as to seriously injure the visual or residential amenity on the area. Therefore, the proposed development would accord with the zoning objective for the area set out in the County Development Plan and with the proper planning and sustainable development of the area.
- 7.9. **Recommendation.**
- 7.10. I recommend that the Board remove condition number 2 and the reason therefore.
- 7.11. **Reasons and Considerations**

The proposed development comprises a domestic extension to a permitted residential use. Having regard to the modest scale of the proposed development and the pattern of development in the area, including domestic extensions, it is considered that the proposed development would not seriously injure the visual or residential amenity of the area and would accord with the zoning objective for the area set out in the Dún Laoghaire Rathdown County Development Plan 2016-2020 and with the proper planning and sustainable development of the area.

Hugh Mannion
Senior Planning Inspector
17th February 2020