



An
Bord
Pleanála

Inspector's Report ABP-306357-20.

Development	Dormer extension to rear of protected structure.
Location	35 St Lawrence Road, Clontarf, Dublin 3. .
Planning Authority	Dublin City Council.
Planning Authority Reg. Ref.	4250/19
Applicant	Tim and Anita Evans
Type of Application	Permission.
Planning Authority Decision	Grant.
Type of Appeal	Third Party
Appellant	Tony and Mary McNally.
Observer	None.
Date of Site Inspection	16 th March 2020.
Inspector	Mairead Kenny.

1.0 Site Location and Description

- 1.1. The site is located at St Lawrence Road, a residential street composed of small terraces of red brick houses all of which are protected structures. The subject house on the western side of the street is at a marginally higher level than the house to the south (no. 34). The houses have long rear gardens and the roof of the subject house is visible from the rear gardens. I noted that there are oblique views from the lane to the rear of the subject house including of the roof.
- 1.2. The existing house is part of a terrace of 3 no. houses. It is separated from no. 34 by a narrow passageway. The house has been modified by way of a rear extension.
- 1.3. Photographs which were taken by me at the time of inspection are attached.

2.0 Proposed Development

- 2.1. Permission is sought for construction of a dormer extension at attic level.

3.0 Planning Authority Decision

3.1. Decision

The planning authority decided to grant permission subject to conditions including:

- Finish in a dark colour to ensure blends in with the roof.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The main points of the planner's report include:

- Permission was refused for a similar development under reg. ref. 3249/18. To address the reason for refusal the proposal has been modified to omit the roof extension to the rear return and reduce the overall scale of the dormer on the rear facing roof panel of the main roof structure,
- Given the reduced scale of the dormer and the setback from the eaves it is acceptable in terms of residential amenity.

- The dormer which is located on the rear roof panel would not have a negative impact on the character of the protected structure or conservation area.

3.2.2. Other Technical Reports

The Conservation Office indicates that the proposal was discussed with the planner.

Drainage Division – no objection subject to conditions.

3.3. Prescribed Bodies

No responses.

3.4. Third Party Observations

One submission received which refers to negative impact on visual and residential amenities. It includes the following points:

- The width of the dormer window remains excessive.
- The bulky and clumsily executed dormers at nos. 37 and 38 were not approved by the Conservation Officer.
- Large dormers are not the norm.
- Views of the houses from the long rear gardens is part of the character of the buildings.
- The site is higher than my house at no. 34 which exacerbates the overbearing and overlooking of my west facing rear garden.

4.0 Planning History

Reg. ref. 3429/18 refers to an application for permission to extend the first floor rear return including to insert a dormer window. Permission was refused.

Reg. ref. 3775/06 / PL29N. 219637 refers to an application for permission to demolish an existing single storey return and construct a single storey development. Permission was granted.

5.0 Policy Context

5.1. Architectural Heritage Protections Guidelines.

The Guidelines in section 9.4.22 refer to proposals for new rooflights or dormers, which may upset the balance of the whole architectural composition. New rooflights or dormers on minor or concealed slope may be considered acceptable in some cases.

5.2. Development Plan

The site is in an area zoned Z2 'to protect and / or improve the amenities of residential conservation areas'. The site is listed on the Record of Protected Structures.

Criteria for consideration of development proposals at protected structures include minimal intervention and use of suitable materials.

Development proposals within all conservation areas shall comply with development management policy requirements relating to extensions and alterations including section 11.17 which refers to roof extensions.

Appendix 17 sets out development management guidance.

6.0 The Appeal

6.1. Grounds of Appeal

The main points of the appeal are:

- The Architectural Heritage Protection Guidelines ('the Guidelines') should take precedence over Appendix 17 of the development plan.
- These require consideration of potential cumulative impact.
- No consideration is given in the application to the view from rear gardens and adjacent laneways

- The guidelines refer to the extent of potential damage associated with the installation of dormers.
- A rigorous evaluation was not made in this instance, amplified by the lack of input from the Conservation Officer. The Guidelines require that there is sufficient information available to the planning authority.
- Referring to the terrace of houses on the opposite side of the road (numbers 80 – 85) we provide a photomontage showing the terrace with the remaining three houses with dormers.
- It is not too late to arrest the trend.

6.2. Applicant Response

The main points of the response include:

- The buildings along this street were originally listed (List 2) in the absence of Architectural Conservation Areas. The 2011-2017 development plan proposed to remove this street from the RPS and designate an ACA - while it does not contain a list the current development plan has adopted ACAs for some for some of the streets listed under the previous plan.
- The heritage value of the building lies in its contribution to the streetscape.
- There is little impact on the interior which has already been altered.
- The rear slope of the roof is not visible from any public place.
- At least 16 dormer extensions have been permitted at this street.

6.3. Planning Authority Response

No substantive response.

6.4. Observations

None.

6.5. Further Responses

None.

7.0 Assessment

7.1. I consider that the issues to be addressed relate to architectural heritage and residential amenity.

7.2. Regarding the impact of the proposed dormer window on the architectural heritage value of the subject house my considerations are as follows:

- The Guidelines generally discourage the installation of new structures within the roof of protected structures. The guidelines also refer to the requirements of modern living.
- It is necessary that the planning authority and the Board have regard to the development plan policy, which has been formulated and adopted by the elected representatives in the context of the architectural heritage value of the building stock, which is listed as protected structures.
- I am satisfied that the primary significance of the subject building relates to its streetscape value.
- I note that the Board under PL 29.244773 permitted conversion of an existing attic including a new dormer window and other rooflights at a nearby protected structure. The Inspector's report refers to the then current development plan which identified a plan to adopt an ACA for the street in lieu of the current protected structure status.
- The development comprises a minor structure to the rear of the protected structure. In keeping with the Guidelines and good conservation practice, the development would not result in a significant loss of original building fabric.
- The decision of the planning authority relating to external finishes will ensure that the dormer structure and the associated rainwater goods and other fittings at roof level are not dominant features.
- I am satisfied that the proposed dormer window, which would be 700mm below roof ridge level, centrally positioned and under 3 m in total width would

not constitute a visually obtrusive structure or detract from the architectural value of the terrace.

- I consider that the proposed dark grey metal cladding with standing seam roof is an acceptable roof finish. The Board's standard condition would serve to address the further control of external finishes such as rainwater goods.
- I note the input of a conservation expert in the making of the application and the indication that there has been verbal communication between the Councils Conservation Officer and the planning officer. I disagree that there has been any failure in the assessment and considered that the level of information is appropriate and in keeping with the Guidelines.

Regarding the impact on residential amenity I consider that having regard to the position and the scale of the proposed dormer window and the proposed external finishes, it cannot reasonably be concluded that the proposed development would give rise to significant overlooking or constitute an overbearing feature. I consider that the development is acceptable in terms of residential amenities of adjacent properties.

Having regard to the nature and scale of the proposed development and the nature of the receiving environment, 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 the decision of the planning authority be upheld for the reasons and considerations and subject to the conditions below.

9.0 Reasons and Considerations

Having regard to detailed design of the proposed development, it is considered that the proposed development would not detract from the character of the protected structure or interfere with the visual and residential amenities of the area and 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. The dormer window shall be finished with a dark grey standing seam cladding and all external finishes including window frames and glazing bars shall be in a dark colour to match/harmonise with roof.

Reason: In the interest of visual amenity and to protect the character of the protected structure.

3. 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 and the environment.

Mairead Kenny
Senior Planning Inspector

17th March 2020