



An
Bord
Pleanála

Inspector's Addendum Report ABP-306605-20

To: Drafting

From: Paul O'Brien, Inspectorate

Re: New two-storey, four-bedroom house to the side garden of no. 18 Drummartin Road. Works include demolition of existing single storey extension, garden shed and dividing wall, widening of existing vehicular entrance and all necessary site works.

Location: Dún Mhuire, 18 Drummartin Road, Dublin 14.

Nature of Submission: Response by Applicant to Third Party Appeal Comments

Date: 28th May 2020

I note the contents of the memo received on the 28th of May 2020 with regards to the received submission from Anthony Marston of Marston Planning Consultancy on behalf of the

The following are the key issues raised in the submission:

Background:

- The context of the site is set out. Side garden of no. 18 Drummartin Road, D14 and is a semi-detached house attached to no. 20, the appellants property.
- Existing side extension to be demolished and a new house is proposed to be constructed to the side of no. 18.
- The area is served by public transport in the form of a Luas stop – 800 m away and Dublin Bus route no. 11.
- The site is zoned 'A' – Residential and is therefore suitable for the development as proposed.
- Permission was granted for a detached house subject to a reduction in area to 200 sq m – Condition no. 2 and Condition no. 4 restricts development under Class 1 of Part 1 of the Planning and Development Regulations 2001 as amended. It is requested that this condition be reconsidered.
- It is proposed that a fully hipped roof be provided with a reduced height.
- Full consideration has been had to a previous refusal on site under ABP ref. 303669-19.

Comment on Appeal:

- The development as permitted will have very little impact on the adjoining property.
- The proposed house will not be overbearing on the adjoining unit, is visually appropriate in this location and respects the character of the area. The applicant is willing to accept a condition similar to that issued by the Planning Authority (Condition no.2) in relation to a revised roof design.

- There will be no overshadowing or loss of light to no. 20 and any loss of sunlight will be minimal – at 9 am on the 21st of March. There will be no impact to No. 1 Drummartin Close.
- The house design in terms of scale, height and mass is appropriate in this location and will be adequately provided for in terms of private amenity space.
- The proposed driveway/ vehicle access will not give rise to traffic hazard.
- The development will not result in the loss of property value in the area.
- The development will not have a negative impact on building lines.
- The proposed development is in accordance with the standards set out in the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and will not have a negative impact on the amenity of the area. Request that the appeal be dismissed.

I have noted the submitted comments and no new matters have been raised that would require a revision to my report/ recommendation. I have recommended that the roof be amended and I also recommend that in the context of the exempted development provisions of the Planning and Development Regulations, 2001, that no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the existing or permitted house. I consider it appropriate that such a condition be attached to any grant of permission. I therefore have no further comment to make or any revision to my report.

Paul O'Brien
Planning Inspector

28th May 2020