



An
Bord
Pleanála

Inspector's Report

ABP-306770-20

Development	Amendments to approved permission to retain works already completed. Change from grouped rooflights on the rear elevation to a dormer roof with windows and use of existing attic conversion as habitable space.
Location	Number 4 Carberry Road, Drumcondra, Dublin 9.
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	WEB1714/19
Applicant(s)	Alexandra Scheele & Joe Dunphy
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	First Party v. Condition
Appellant(s)	Alexandra Scheele & Joe Dunphy
Observer(s)	None
Date of Site Inspection	11 th May 2020
Inspector	Fergal O'Bric

1.0 **Site Location and Description**

- 1.1. The appeal site is located on Carberry Road, Drumcondra, approximately four kilometres north-east of Dublin City centre and comprises a two-storey end of a terrace of five red bricked dwellings within the identified development boundary of Dublin City. The appeal side is served by a service lane off Carberry Road which also serves as an access to Maryfield College (secondary school). There are several two-storey terraced and semi-detached dwellings located to the north, south-west and east of the appeal site on Carberry and Glandore Roads. There is a music shop located immediately east of the appeal site within the terrace at number 6 Carberry Road.
- 1.2. The subject site has a stated area of 240 square metres (sq. m.). Site levels fall gradually from north to south on the site. There is a gated right of way (approximately four metres wide) along the western and southern boundary of the appeal site providing access to the rear gardens of the terrace of property numbers 4-12 Carberry Road.

2.0 **Proposed Development**

- 2.1. It is proposed to amend a previous permission pertaining to the attic space. Previously rooflights were permitted within the rear and side roof slopes, however the appellants are seeking to introduce a box dormer within the rear roof slope in order to provide for habitable space within the attic area to provide for an additional bedroom. A rooflight is also proposed within the side roof slope and two rooflights within the front roof slope.

3.0 **Planning Authority Decision**

3.1. **Decision**

Planning permission was granted subject to seven standard conditions. The relevant condition to this appeal is:

Condition Number 3: The proposed two velux windows in the front plane of the roof of the house shall be omitted.

Reason: In the interest of visual amenity.

3.2. **Planning Authority Reports**

3.2.1. **Planning Reports**

The Area Planner recommended that planning permission be granted subject to conditions.

Other Technical Reports

- Drainage Division: No objection, subject to conditions

3.3. **Prescribed Bodies**

- Irish Water: No comments received.

4.0 **Planning History**

Subject Site:

Planning Authority reference number 3321/15-Planning permission was granted in 2015 for a change of use of ground floor office space to residential use, alterations and extensions including rooflights to rear and side roof slope

Planning Authority reference number 3818/00 and An Bord Pleanála reference number PL29N 123642-In 2001 Permission was granted for a change of use from ground floor residential use to office use and to modify a front window to an access door to serve the office space, rooflights in rear and side roof slope, alterations and extensions to rear.

Adjoining Sites:

None relevant.

5.0 **Policy Context**

5.1. **Dublin City Development Plan, 2016-2022**

5.1.1. *Zoning*

The site is zoned 'Z1 Inner City Residential, with an objective: To protect, provide and improve residential amenities. Section 15.10 of the Plan states that the provision and protection of residential uses and residential amenity is a central objective of this zoning.

Sections 16.2.2.3 and 16.10.12 of the Plan address alterations and extensions to dwellings and Appendix 17 relates to Guidelines for Residential Extensions.

5.1.2. Alterations to Existing Dwellings

The design and layout of extensions to houses are required to have regard to the amenities of adjoining properties particularly as regards sunlight, daylight and privacy. The character and form of the existing building should be respected, and external finishes and window types should match the existing.

5.1.3. Section 16.2.2.3 sets out the following requirements in relation to extensions and alterations to dwellings. Extensions should:

- Respect any existing uniformity of the street, together with significant patterns, rhythms or groupings of buildings.
- Retain a significant proportion of the garden space, yard or other enclosure.
- Not result in the loss of, obscure or otherwise detract from architectural features which contribute to the quality of the existing building.
- Retain characteristic townscape spaces or gaps between buildings.

5.1.4. Section 17.1 of Appendix 17 relates to roof extensions and outlines the following:

- (a) The roofline of a building is one of its most dominant features and it is important that any proposal to change the shape, pitch, cladding or ornament of the roof is carefully considered. If not treated sympathetically, dormer extensions can cause problems for immediate neighbours and in a way the streets are viewed as a whole.

5.1.5. Where extending in the roof the following principles should be observed:

- The design of the dormer should reflect the character of the area, the surrounding buildings and the age and appearance of existing buildings.
- Dormer windows should be visually subordinate to the roof slope, enabling a large portion of the roof to remain visible.
- Any new window should relate to the shape, size, position and design of the existing doors and windows on the lower floors.
- Roof materials should be covered, materials that match or complement the main building.
- Dormer windows should be set back from the eaves level to minimise their visual impact and reduce potential for overlooking of adjoining properties.

5.2. Natural Heritage Designations

None relevant.

6.0 The Appeal

6.1. Grounds of Appeal

A first-party appeal against the Planning Authority's condition number three only, was received from the applicant. The issues raised therein are summarised below:

- The property is the appellants home where they are rearing a young family. They have already carried out upgrade works to the original structure and this new phase seeks to complete these upgrade works.
- Carberry Road is an off shoot of Glandore Road and is occupied by only a small number of properties. It is in effect a cul-de-sac, as the top (east) end of the road is closed off by secure gates, which provide pedestrian access only to Maryfield College secondary school.
- Apart from the school students accessing/vacating the school grounds at the start and end of the school day, little pedestrian or vehicular traffic traverses Carberry Road.
- The terrace of five properties of which the appeal site forms one end, is set back behind the building line of the houses at the top end of Glandore Road,

resulting in the appeal site being hidden until one physically enters the cul-de-sac.

- The purpose of the rooflights is to provide an even distribution of daylight through the proposed bedroom within the attic space.
- Due to the depth of this space, the removal of the two rooflights from the front roof slope would create an uneven distribution of light in this bedroom space.
- The rooflights would also provide a potential fire escape route.
- There are only two houses opposite the appeal site and they have a 1.8 metre wall along their frontage which encloses their property and restricts views into/from this property.
- The adjoining property at No 6 Carberry Road has a large in line rooflight within its front roof slope which does not unduly affect the aesthetics of the terrace.

6.2. Planning Authority Response

6.2.1. No additional comments received.

7.0 Assessment

- 7.1. This is a first-party appeal only against condition number three attached to the Planning Authority's decision to grant planning permission. This condition requires the omission of two rooflights from the front plane of the roof of the house.
- 7.2. Having regard to the nature and scale of the proposed development and the nature of condition number three, 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 matter(s) raised in the appeal only, in accordance with Section 139 of the Planning and Development Act 2000, as amended.
- 7.3. The appeal site is on a quiet street serving only a small number of residential properties, pedestrian access to a secondary school and a music shop. Given the context whereby the terrace of five units is set back behind the building line of the residential properties (Numbers 2 and 2A) Glandore Road, it is considered that the introduction of two rooflights into the front and side roof slopes would not be visually

prominent within the local streetscape.. I am satisfied that the proposed minor alterations to the front roof slope would be visually insignificant when viewed from the street.

- 7.4. The Planning Authority's reason for attaching condition number three to their notification of a decision to grant permission is stated as 'in the interests of visual amenity'. It is apparent that this site/area is not subject to any conservation status as per the policies and objectives as set out within the Development Plan. It is considered that the proposed two in-line rooflights within the front roof slope would be of a minor scale in terms of the overall context of the terrace, which is not visible until one enters the cul-de-sac. I am satisfied that the design of the in-line rooflights, is such that they will not be visually prominent nor obtrusive. The rooflights would allow for the habitable attic space to be afforded greater illumination and would accord with the policies and objectives of the Development Plan and with the proper planning and sustainable development of the area.
- 7.5. In conclusion, I am satisfied that condition Number 3, requiring that the proposed roof lights in the front roof plane be omitted, would not be warranted.

8.0 **Recommendation**

- 8.1. It is recommended that the Planning Authority be directed to remove condition number 3, for the reasons and considerations hereunder.

9.0 **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the existing pattern of development in the area and the provisions of the Dublin City Development Plan 2016, it is considered that the modification to the proposed development, as required by the planning authority in its imposition of condition number 3, was not warranted, and that the proposed development, with the omission of condition number 3, would not detract from the visual amenities of the area, would be acceptable within the streetscape and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Fergal O'Bric
Planning Inspector

12th May 2020