



An
Bord
Pleanála

Inspector's Report

ABP-307102-20

Development	Extension, minor internal alterations and associated site works.
Location	2 Beaufield Drive , Maynooth , Co. Kildare
Planning Authority	Kildare County Council
Planning Authority Reg. Ref.	2031
Applicant(s)	Karol Quinn
Type of Application	Permission
Planning Authority Decision	Grant with Conditions
Type of Appeal	Third Party
Appellant(s)	Eamon Groome.
Observer(s)	None
Date of Site Inspection	30 th of July 2020
Inspector	Caryn Coogan

1.0 Site Location and Description

No. 2 Beaufield Drive, is a semi-detached dormer bungalow within a short cul de sac of 16No. dwellings in a residential suburb of Maynooth town just north of the M4 and south of the town centre.

The site area is 0.0225Ha. The existing dwelling on the site, is 77sq.m. with front and rear back garden and on site parking space. The dwelling has two bedrooms and a bathroom on the first floor, with a kitchen and living room on the ground floor.

External finishes to the dwellings include a red brick finish to the front façade with a dormer style design.

2.0 Proposed Development

- 2.1. The existing two bedroom semi-detached dwelling (77sq.m.) is to be extended to the side by 24sq.m. along the western elevation. A new porch is proposed to the front elevation. The new floor plan includes a downstairs bathroom, extra kitchen space on the ground floor, and two new bedrooms on the first floor.

3.0 Planning Authority Decision

3.1. Decision

Kildare Co. Co. granted the development subject to standard conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The relevant section of the development plan is 17.4.8 Extension to Dwellings.

There are no first-floor side elevation windows proposed, there will be no loss of privacy associated with the proposed development. There are side elevation windows onto the new extension at No. 3 Beaufield Drive which serves a bathroom.

The proposed extension to the rear will alter the roof profile of the house.

There is a porch proposed to the front of the dwelling.

Existing residential amenities will not be impacted upon by the proposed development.

3.2.2. **Other Technical Reports**

No objection form Roads or Water Services.

3.3. **Prescribed Bodies**

None

3.4. **Third Party Observations**

The neighbour and third-party appellant made a submission stating the drawings do not illustrate his new extension relative to the proposed works.

4.0 **Planning History**

There is no planning history associated with the subject site. The neighbouring site has a recent planning history for a domestic two storey extension.

19/79

Planning permission granted for a new two storey extension to side and single storey extension to the rear at 3 Beaufield Drive to Eamon Groome. The extension was 31sq.m. and has been constructed.

5.0 **Policy Context**

5.1. **Development Plan**

Kildare County Development Plan 2017-2013

17.4.8 Extension to Dwellings

Primarily, the design and layout of extensions should have regard to the character of the existing dwelling, the nature of the surrounding area and the amenities of adjoining properties, particularly as regards sunlight, daylight and privacy. The following basic principles shall be applied:

- The extension should be sensitive to the existing dwelling in its form, scale and appearance and should not adversely distort the scale or mass of the structure or adjoining properties.
- The extension should complement the area in which it is located, and its design and scale should have regard to adjoining properties. However, a flexible approach will be taken to the assessment of alternative design concepts and contemporary designs will be encouraged.
- In rural areas, the design of extensions should have regard to the Key Principles set out in Chapter 16 Rural Design Guide.
- The extension should not provide for new overlooking of the private area of an adjacent residence where no such overlooking previously existed.
- In an existing developed area, where a degree of overlooking is already present, the new extension must not significantly increase overlooking possibilities.
- New extensions should not overshadow adjacent dwellings to the degree that there is a significant decrease in daylight or sunlight entering into the house.
- The physical extensions to the floor area of a dwelling should not erode its other amenities. In all cases a minimum private rear garden area must be retained.

Maynooth LAP 2013-2019

The subject site is within **Zone B – Existing Residential and Infill**.

The primary aims of this zoning objective are to preserve and improve residential amenity and to provide for further infill residential development at a density that is considered suitable to the area and to the needs of the population.

5.2. Natural Heritage Designations

There are no Natura 2000 sites within 15Kms of the subject site.

5.3. EIA Screening

Having regard to the limited nature and scale of the proposed development and the absence of any significant environmental sensitivity in the vicinity, 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

Tim Chapman Architects has taken this third-party appeal on behalf of Eamon Groome the abutting neighbour to the west in No. 3 Beaufield Drive. The grounds of the appeal area as follows:

- **Non-compliance with Kildare County development Plan 2017-2023** in respect of the proposed extension is shown to be built up to the boundary at first floor level, whereby section 17.4.5 states a minimum of 2.5metres should be provided between detached and semidetached dwellings. There is no indication how the extension can be constructed without access to the neighbouring property.
- **Section 17.8.8 Extensions to Dwellings** The proposed extension will be overbearing as depicted in the 3D image submitted with the application. There is a cantilever to the front with box extension which will distort the existing properties and create an overbearing mass.
- **Submitted Drawings are inaccurate and incorrect** . The drawings do not accurately show the finishes, and the rear extension to the east has not been illustrated. The existing extension to 3 Beaufield Drive has not been shown on any of the drawings which is misleading. The subject dwelling is 1metres closer to the road than indicated on the drawings. The box dormer is shown set back form the longue wall and this is incorrect as the dormer box wall is in line with the lounge wall below as the roof over sails the lounge wall to line up with the existing porch roof line.

6.2. Planning Authority Response

Section 17.4.5 of the development plan relates to new build developments and not existing estates. The relevant section is 17.4.8 which relates to Domestic Extensions.

The proposed development will not significantly impact on the residential amenity of the adjoining dwelling in terms of overlooking or loss of daylight sunlight.

The drawings submitted indicate new tiles, a render finish to side elevation walls. The PA would welcome a condition stating the external finishes shall match the finishes of the existing house.

The 24sq.m extension is sensitive in its form, scale and appearance and will not provide for new overlooking of adjoining properties. It also ensures the minimum private open space is maintained.

7.0 **Assessment**

The appeal will be assessed under the following headings:

- Compliance with Development Plan
- Impact on Residential Amenities
- Visual Impact
- Appropriate Assessment

7.1 **Compliance with Development Plan**

The subject site is within a residential suburb of Maynooth. The subject site is a semidetached dormer bungalow located within a short cul de sac off a main spinal access road. The dwellings are small two bedroom red brick units. I noted on my inspection, a number of the dwellings have been extended to the rear or side, similar in footprint to the current proposal. The neighbouring site, at No. 3 Beaufield Drive has been extended to the side and rear.

The principle of the proposed development is in line with the residential zoning of the site as per the ***Maynooth LAP 2013-2019***.

The relevant section of the ***Kildare County Development Plan 2017-2023*** is **Section 17.4.8 Extension to Dwellings**.

The proposed extension is sensitive to the existing dwelling and respects the scale, form and appearance of the existing dwelling. It is a 24sq.m side extension onto a 77sqm. existing house. It is a contemporary design and similar to existing extensions

throughout the wider residential area. Section 17.4.5 of the development plan relating to 2.5metre separation distances between dwellings, is quoted by the third-party on appeal, is not relevant to the current proposal, as it relates to new build housing estates.

The proposed development accords with the provisions of the current development plan policy.

7.2 Impact on Residential Amenities

The proposed extension, 24sq.m., is primarily to western side elevation of No. 2 Beaufield Drive, which impacts the abutting 3 Beaufield Drive. No. 3 has recently been extended, which was granted planning permission in 2019, under planning reference 19/79. It is a larger extension than the current proposal at 31sq.m., and includes a single storey rear extension and a two storey opposing side extension. Photographs 2 and 3 from my site inspection on the 30th of July 2020 give a clear indication of the new extension onto 3 Beaufield Drive relative to the existing side elevation at No. 2.

It is proposed to extend the first floor of No. 2 Beaufield Drive to the communal boundary of both properties, with a 0.95m pathway and separation distance from the boundary on the ground floor. As the neighbouring dwelling is already extended, it is evident the proposed extension will not impact on the amenities of the adjoining dwelling in terms of overshadowing or overlooking. Effectively two blank gables walls will oppose each other, and only a bathroom window on the first floor of No. 3 Beaufield Drive will be affected by the proposed development. There is a 2.4metres boundary wall dividing the properties and provides sufficient privacy between both properties.

7.3 Visual Impact

As stated earlier, the extension is to the side of the dwelling and the precedent exists within the cul de sac for two storey side extensions. The new porch addition to the front of the dwelling will alter the appearance of the dwelling from the other dwellings within the cul de sac. I consider the porch to be an unnecessary design addition, that effectively erodes the dormer style façade of the dwellings in the cul de sac (Slide 9 of attached photographs). According to Section 17.4.8 Kildare County

Development Plan 2017-2023, a domestic extension should complement the area in which it is located, and the design and scale should have regard to adjoining properties. In my opinion, the proposed porch will not enhance the front elevation of the dwelling, it will detract from the overall visual amenities of the estate, and be out of character with the area, and should be omitted from the development with the front elevation staying as true to the original design as possible. This would be consistent with the other extensions to the dwellings within Beaufield Drive.

7.4 **Appropriate Assessment**

Having regard to the nature and scale of the proposed development, nature of the receiving environment and distances to the nearest European sites, 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 the Board grant planning permission for the proposed extension.

9.0 **Reasons and Considerations**

Having regard to the scale and layout of the proposed side extension, the planning history and pattern of development in the area, the development plan policies relating to domestic extensions, it is considered that the proposed development would be an appropriate form of development and would be in keeping with overall pattern of development in the vicinity. The proposed development 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 [as amended by the further plans and particulars submitted on the 17 th of January 2020, 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
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	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, 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 house, without a prior grant of planning permission.</p> <p>Reason: In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the extended dwelling].</p>
3.	<p>The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity</p>
4.	<p>Prior to the commencement of the development the developer shall submit and agree in writing drawings omitting the proposed porch feature from the front elevation.</p> <p>Reason: In the interest of visual amenity.</p>

Caryn Coogan
Planning Inspector

6th of August 2020