



An
Bord
Pleanála

Inspector's Report 307125-20

Development	2-storey side extension with 1 no. rooflight on rear slope, demolition of existing single storey garage & utility, single storey porch/bay window to front
Location	30 Coolatree Road, Beaumont, D 9
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	WEB1039/20
Applicant(s)	Kevin & Tracey Lyons
Type of Application	Permission
Planning Authority Decision	Grant permission
Type of Appeal	First Party v. Condition
Appellant(s)	Kevin & Tracey Lyons
Observer(s)	None
Date of Site Inspection	17 th August 2020
Inspector	Louise Treacy

1.0 Site Location and Description

- 1.1. The subject site has a stated area of 368 m² and is located at No. 30 Coolatree Road, Beaumont, Dublin 9. The existing property is a 2-storey, semi-detached dwelling with a single-storey garage to the side and off-street car parking to the front.
- 1.2. The site is located in a residential estate of similar semi-detached dwellings, some of which have projecting porches to the front. The dwelling façades are characterised by pebble-dash, with some elements of brick, including on the projecting front porch of the adjoining dwelling at No. 28 Coolatree Road and at ground and 1st floor level of No. 31a Coolatree Road to the south-west of the application site.

2.0 Proposed Development

- 2.1. The proposed development comprises: (1) a 2-storey side extension with 1 no. rooflight incorporated to rear roof slope (following demolition of existing single-storey garage and utility); (ii) single storey porch/bay window to the front elevation of the building; (iii) existing building to have 1 no. rooflight incorporated to the rear slope.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Notification of the Decision to Grant Permission subject to 8 no. conditions issued on 19th March 2020.
- 3.1.2. Condition no. 3 states the following:

“The proposed brick finish to the proposed front extension and porch shall be omitted from this development and replaced by a render finish similar to the render finish of the existing house.

Reason: In the interests of visual amenity”.
- 3.1.3. All other conditions are generally standard in nature.

3.2. **Planning Authority Reports**

3.2.1. **Planning Reports**

3.2.2. Basis of Planning Authority's decision.

3.2.3. **Other Technical Reports**

3.2.4. **Engineering Department Drainage Division:** No objection subject to conditions.

3.3. **Prescribed Bodies**

3.3.1. **Irish Water:** None received.

3.4. **Third Party Observations**

3.4.1. None.

4.0 **Planning History**

4.1. **Planning Authority Reg. Ref. 3439/11:** Retention permission and planning permission granted on 2nd December 2011 for an existing blockwork wall and opening onto Coolatree Close at the rear of No. 30 Coolatree Road, Dublin 9 and the rendering and capping of the wall and installation of a new timber gate.

5.0 **Policy and Context**

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

5.2. **Land Use Zoning**

5.2.1. The site is subject to land use zoning "Z1" (Sustainable Residential Neighbourhoods) which has the objective "to protect, provide and improve residential amenities". Residential land uses are permissible under this zoning objective.

5.2.2. **Alterations and Extensions**

5.2.3. The policy regarding alterations and extensions is set out in Sections 16.2.2.3 and 16.10.12 and in Appendix 17 of the development plan. Section 16.10.12 states that alterations and extensions should integrate with the existing building through the use of similar finishes and windows. Further guidance in relation to materials is contained in Appendix 17 which states that, ideally, the materials used should be the same as

those used on the existing building and that considerable care and thought should be given to materials which harmonise with the existing building.

- 5.2.4. In general, applications for planning permission to extend dwellings will only be granted where the planning authority is satisfied the proposal will: (1) not have an adverse impact on the scale and character of the dwelling, and (2) not adversely affect amenities enjoyed by the occupants of adjacent buildings in terms of privacy, access to daylight and sunlight.

5.3. **Natural Heritage Designations**

- 5.3.1. None.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

- 6.1.1. A first party appeal has been lodged in relation to Condition No. 3 of the Planning Authority's Notification of the Decision to Grant Permission. The grounds of appeal can be summarised as follows:
- The proposed brick material for the front extension and porch is consistent with a significant number of similar developments in the Beaumont area;
 - There is a clear design precedent and architectural language used throughout these existing developments which makes use of brickwork in a similar manor to that proposed;
 - While the Dublin City Council's Notification of the Decision to Grant Planning Permission is welcomed, it is submitted that the use of brick on the front façade is appropriate and it is requested that Condition No. 3 be omitted by An Bord Pleanála.
- 6.1.2. The appeal submission includes photographs of similar residential properties in the Beaumont area, the front façades of which include elements of brick.
- ### 6.2. **Planning Authority Response**
- 6.2.1. None received.

6.3. Observations

6.3.1. None.

7.0 Assessment

- 7.1. This is a first party appeal against Condition No. 3 as attached to the Planning Authority's Notification of the Decision to Grant Planning Permission. This condition requires the brick finish to the proposed front extension and porch to be omitted and replaced with a render finish similar to that of the existing house.
- 7.2. Following my examination of the planning file and grounds of appeal, I consider it appropriate that the appeal should be confined to Condition No. 3 only. Accordingly, I am satisfied that the determination by the Board of this application as if it had been made to it in the first instance would not be warranted and that the Board should determine the matters raised in the appeal only in accordance with Section 139 of the Planning and Development Act 2000, as amended.
- 7.3. In assessing the proposed use of brick for the front porch extension, Dublin City Council's Planning Officer noted that there is a requirement that all extensions have similar materials to the existing house. On that basis, it was considered that the porch should be finished in render to match the existing. The Planning Officer further noted that there is no record of any planning permission for the use of brick on the front porch of the adjoining semi-detached dwelling at No. 28 Coolatree Road.
- 7.4. In my opinion, the use of a range of materials, such as brick, render and wood, is an entirely standard design approach for residential dwellings as evidenced by the photographs which accompany the applicant's appeal submission. I further note that the subject dwelling is not a Protected Structure and is not located in an Architectural Conservation Area and as such, in my opinion, is not subject to any designation which would limit the use of brick in this instance. While development plan policy states that the materials in new extensions should ideally match the existing, care should be given to select materials which harmonise with the existing finishes.
- 7.5. Having regard to the foregoing, in my opinion, the proposed use of brick on the porch extension would be entirely reasonable at this location and would have no negative visual impact on the existing dwelling, any neighbouring property or the streetscape.

As such, I consider that the amendments which are required under Condition No. 3 are unreasonable, and in my opinion, the Planning Authority should be directed to omit this condition.

7.6. Appropriate Assessment

7.7. Having regard to the nature and scale of the proposed development, comprising an extension to an existing dwelling, no appropriate assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect, either individually or in combination with other plans or projects, on a European site.

8.0 Recommendation

8.1. It is recommended that the Planning Authority be directed to omit Condition No. 3 for the reasons and considerations set out hereunder.

9.0 Reasons and Considerations

9.1. Having regard to the residential land use zoning of the site and the nature and scale of the proposed development, it is considered that the modifications and requirements of the Planning Authority, in its imposition of Condition No. 3 are not warranted, and that the proposed development, with the omission of this condition, would have no negative visual impact on the existing dwelling or the streetscape. Thus, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Louise Treacy
Planning Inspector

24th August 2020