



An
Bord
Pleanála

Inspector's Report ABP-308307-20.

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| Development | Permission to raise the existing roof of existing terraced dwelling for storage area. |
| Location | 43, Clonfert Road, Crumlin, Dublin 12. |
| Planning Authority | Dublin City Council South. |
| Planning Authority Reg. Ref. | 3002/20. |
| Applicant(s) | Michael Crowley & Laura White. |
| Type of Application | Permission. |
| Planning Authority Decision | Grant with Conditions. |
| Type of Appeal | First Party |
| Appellant(s) | Michael Crowley & Laura White. |
| Observer(s) | None. |
| Date of Site Inspection | 02/12/2020. |
| Inspector | A. Considine. |

1.0 Site Location and Description

- 1.1. The subject site is located to the south west of Dublin City Centre in Crumlin at 43 Clonfert Road. The house comprises a mid-terraced house on a residential street. The houses in this area comprise 2 storey buildings and the houses to the south of Clonfert Road have shallow front gardens and extensive rear gardens. The houses to the north side of the street include a mix of larger front gardens. Access to the site is via Stannaway Road.
- 1.2. The houses on the street are generally uniform with pebble dashed finishes and a straight ridge line to the hipped roof which covers the terrace of 8 houses. There is evidence of minor additions to houses in the area including porches.
- 1.3. The site has a stated area of 185.6m² and comprises a mid-terrace house with an overall existing floor area 83.84m². Accommodation within the existing house is provided over 2 floors with two bedrooms at first floor level, one en-suite.

2.0 Proposed Development

- 2.1. Permission is sought, as per the public notices to raise the existing main tiled roof by two tiles & ridge tile to the existing two storey terraced dwelling, convert the existing attic area into a new storage area for non-habitable use, new dormer roof structure to the existing rear tiled roof with external finishes to match existing and internal alterations all at 43, Clonfert Road, Crumlin, Dublin 12.
- 2.2. The application included a number of supporting documents including as follows;
 - Plans, particulars and completed planning application form
 - Cover letter noting the requirements for additional storage space in the attic

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to grant planning permission for the proposed development subject to 7 conditions including the following conditions:

2. Prior to commencement of development the developer shall submit revised drawings showing the following amendments and submit them to the Planning Authority for the written agreement:

The raising of the existing ridge height of the roof shall be omitted from this development, and the proposed dormer window shall be revised to the height of the new dormer shall not exceed the existing ridge height of the roof.

Reason: In the interests of visual and residential amenity.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning report considered the proposed development in the context of the details submitted with the application, internal technical reports and the City Development Plan policies and objectives. The report also includes an Appropriate Assessment Screening and EIA section.

The Planning Report concludes that proposed development is acceptable in principle and notes no objection to the proposed dormer window. There is a concern raised however about raising the ridge level above the existing ridge height and the precedent this would set for similar properties in the area. Should a number of properties sought to do the same, the result would be a sea-saw effect of ridge lines which would be visually obtrusive when viewed from the road. As the room is not to be used as a habitable room, a condition is recommended to restrict the height of the dormer to not exceed the existing ridge height. The Planning Officer recommends that permission be granted for the proposed development, subject to 7 conditions, including one that omits the increase in the ridge height.

This Planning Report formed the basis of the Planning Authority's decision to grant planning permission.

3.2.2. Other Technical Reports

Engineering Department: No objection subject to compliance with conditions.

3.2.3. Prescribed Bodies

None.

3.2.4. **Third Party Submissions**

None.

4.0 **Planning History**

There is no relevant planning history pertaining to the subject site.

5.0 **Policy and Context**

5.1. **Development Plan**

5.1.1. The Dublin City Development Plan 2016 – 2022, is the relevant policy document relating to the subject site. Under the Plan, the subject site is zoned Z1: Sustainable Residential Neighbourhoods, where it is the stated objective 'To protect and/or improve residential amenities'.

5.1.2. Volume 2 of the City Development Plan includes appendices. Appendix 17 of the CDP provides guidelines for residential extensions. Section 17.10 deals with contemporary extensions while Section 17.11 deals with roof extensions, including dormers. Section 17.11 provides that 'when 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 the existing building.
- Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the original 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 in 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 the potential for overlooking of adjoining properties.

5.2. Natural Heritage Designations

The site is not located within any designated site. The closest Natura 2000 site is the South Dublin Bay SAC (&pNHA) (Site Code: 000210) and the South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024) which is located approximately 6.2km to the east of the site.

The Grand Canal pNHA, (Site Code 002104), is located approximately 1.4km to the north of the site.

5.3. EIA Screening

Having regard to nature and scale of the development, together with the brownfield nature of the site, 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

This is a first party appeal against the decision of the Planning Authority to include condition 2 in the decision to grant planning permission for the proposed development. This condition requires the amendment of the development such that the new roof structure shall not exceed the ridge height of the existing roof plane. Revised plans are required to be submitted for agreement. The issues raised are summarised as follows:

- The concerns regarding the aesthetics of the street are understood but it is felt that it is a very subtle adjustment and will not have any impact on the area.
- Many houses in the street have had adjustments to the front of the houses including porches and extensions, external insulation and dormers which already make the houses non uniform.

- The applicants have two children with no storage space which is impacting on their lives.
- The additional height would provide the space required due to the low ceiling heights compared to other houses in the area.
- They have lived in the house for 11 years and wish to remain in the area.

6.2. Planning Authority Response

None.

6.3. Observations

None.

7.0 Assessment

7.1. Having regard to the nature of this appeal, and having undertaken a site visit, as well as considering the information submitted, and proposed development, the Board will note that the appeal relates solely to the inclusion of condition 2 in the grant of permission. I am satisfied that the principle of the proposed development is acceptable given the location of the site and the zoning afforded to the area. As such, I consider it reasonable to treat this case under Section 139 of the Planning and Development Act, 2000 as amended and the merits of the inclusion of the condition should only be considered.

7.2. Condition 2 of the grant of permission states as follows:

Prior to commencement of development the developer shall submit revised drawings showing the following amendments and submit them to the Planning Authority for the written agreement:

The raising of the existing ridge height of the roof shall be omitted from this development, and the proposed dormer window shall be revised to the height of the new dormer shall not exceed the existing ridge height of the roof.

Reason: In the interests of visual and residential amenity.

- 7.3. The Planning Authority included Condition 2 in its decision to grant permission on the basis that the room was not suitable for use as a bedroom, given the restricted head height. In addition, it was considered that should a number of properties seek to do the same, the result would be a 'sea-saw' effect of ridge lines which would be visually obtrusive when viewed from the road. The change to the roof is considered to set an undesirable precedent in this residential area.
- 7.4. The first party has appealed this condition and submits that there have been alterations to many houses in the area which has made the houses non-uniform. I also note the indication that the increased height would provide the storage space required for their family.
- 7.5. The existing house on the site is a mid-terraced two storey, two bedroomed house, fronting onto Clonfert Road, Crumlin. The terrace is uniform in terms of ridge height and roof form. The house currently has attic space in the roof which rises to approximately 2.1m in the peak of the roof. The proposed dormer will extend this headroom to provide more accessible storage area for the family. It is proposed to include a new stairs to the storage area in the attic in one of the bedrooms.
- 7.6. Section 17.11 of Volume 2, Appendices to the Dublin City Development Plan 2016-2022, deals with roof extensions. In this regard, the plan notes that '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 a roof is carefully considered.' The plan provides that when extending in the roof, a number of principles should be observed, including that the design of dormer windows should reflect the character of the area and should be visually subordinate to the roof slope. I consider that a grant of permission in this instance will impact on the character of the wider Clonfert Road area.
- 7.7. While I acknowledge the submission of the first party appellant, I would concur with the planning authority in this instance. Having undertaken a site inspection, I could not find any significant alterations to the roof scape of properties in the vicinity and I would agree that the omission of condition 2 as written by the Planning Authority, would certainly introduce a new visual element to this residential area would set an undesirable precedent for similar developments in the area, which would erode the character of the area.

- 7.8. The proposed dormer will break the existing ridge line in order to provide for a slope. The section submitted in support of the proposed development indicates that the existing ridge height of 2.1m (at the peak of the roof) is to be extended over the dormer window. As such, I am satisfied that a redesign of the dormer window is possible such that the overall height of the window does not exceed the existing ridge height of the roof.
- 7.9. In terms of Appropriate Assessment, given the location of the subject site within an established and mature residential area, together with the nature of the proposed development, I am satisfied that there is no potential for impact on any Natura 2000 site, warranting AA.

8.0 Recommendation

I recommend that planning authority be directed, in accordance with Section 139, Subsection (1) of the Planning & Development Act, 2000-2011, to RETAIN condition 2 of the grant of planning permission for the following stated reasons and considerations.

9.0 Reasons and Considerations

- 9.1. Having regard to the pattern of development in the area, the zoning objective associated with the site and the wider residential area, it is considered that the inclusion of Condition 2 as written is necessary to protect the character of the area, in the interest of visual and residential amenity and the proper planning and sustainable development of the area.

A. Considine

Planning Inspector

7th November 2020