



An
Bord
Pleanála

Inspector's Report ABP308392-20

Development	Domestic Extension to the front elevation.
Location	167 Ardmore Park, Bray, County Wicklow.
Planning Authority	Wicklow County Council.
Planning Authority Reg. Ref.	20424
Applicant(s)	M. McGrath.
Type of Application	Permission
Planning Authority Decision	Grant with conditions.
Type of Appeal	Third Party
Appellant(s)	John & Margaret McKenna John and Teresa Ivory
Observer(s)	None
Date of Site Inspection	3 rd February 2021
Inspector	Hugh Mannion.

1.0 Site Location and Description

- 1.1. The application site has a stated area of 0.036ha and comprises a semidetached house with front and rear gardens at 167 Ardmore Park, Bray, County Wicklow. Ardmore Park is one of several housing developments west of Bray town centre and accessed from the Killarney Road/R767 which links Bray town centre with the M11 motorway. The area is characterised by semidetached houses often accessed over cul de sacs. The houses in the immediate area have single storey elements forward of the building line established by the main front wall of the house.

2.0 Proposed Development

- 2.1. The proposed development comprises the erection of a first-floor extension and front porch, two side windows and associated works at 167 Ardmore Park, Bray, County Wicklow.

3.0 Planning Authority Decision

- 3.1. **Decision – grant with conditions.**

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planner's report recommended a grant of permission with conditions as set out in the manager's order.

3.2.2. Other Technical Reports

Roads Department reported no objection.

4.0 Planning History

No relevant planning history.

5.0 Policy and Context

5.1. Development Plan

Bray Municipal District Local Area Plan 2018 is the relevant LAP for the area where the application site is zoned 'existing residential'.

The Wicklow County Development Plan 2016-2022 in appendix 1 sets out a number of criteria for considering domestic extensions. These are:

5.2. The construction of extensions to existing houses will be encouraged generally as it usually provides a less resource intensive method of expanding living space than building a new structure. Given the range of site layouts prevailing, it is not possible to set out a set of 'rules' that can be applied to all extensions, but the following basic principles shall be applied:

- The extension should be sensitive to the existing dwelling and should not adversely distort the scale or mass of the structure,
- The extension shall 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. If for example a two-story dwelling already directly overlooks a neighbour's rear garden, a third storey extension with the same view will normally be considered acceptable,
- New extensions should not overshadow adjacent dwellings to the degree that a significant decrease in day or sunlight entering into the house comes about. In this regard, extensions directly abutting property boundaries should be avoided,
- While the form, size and appearance of an extension should complement the area, unless the area has an established unique or valuable character worthy of preservation, a flexible approach will be taken to the assessment of alternative design concepts.

5.3. **Natural Heritage Designations**

5.4. Not relevant

5.5. **EIA Screening**

5.6. Having regard to the modest scale of the proposed development on an appropriately zoned and serviced site there are no likely significant environmental impacts arising therefore and the requirement for the submission of an EIAR can be discounted at preliminary stage.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

- The proposed development is out of character with the pattern of development in Ardmore Park.
- The proposed development will reduce light and privacy to adjoining property.
- The proposed development will overshadow adjoining property thereby contravening the County Development Plan.
- The proposed development breaks the building line.
- The proposed development would set a precedent for further similar developments.

6.2. **Applicant Response**

- The additional information including the shadow analysis satisfied the planning authority that no unreasonable impacts would arise from the proposed development.
- The point of the proposed extension is to increase the floor area of an existing bedroom by extending over the garage to the front of the house to accommodate changing family circumstances.
- The extension will not be out of character with the wider area.

6.3. **Planning Authority Response**

- None

6.4. **Observations**

- None

7.0 **Assessment.**

7.1. **Planning Policy**

7.2. The site is zoned existing residential in the Bray LAP and comprises an extension to a permitted residential use. The proposed development is therefore permitted in principle in the area.

7.3. **Impact on amenity.**

7.4. The Wicklow County Development Plan in appendix 1 sets out development and design standards which address house extensions. Basic principles for house extensions include; proposed extensions should be sensitive to the existing structure and not distort scale or mass, no additional overlooking of the rear garden should occur where none existed previously and new extensions should not give rise to a significant decrease in daylight or sunlight available to adjoining property. Flexibility should be applied to design except where there is an established unique or valuable character worthy of preservation.

7.5. The appeal states that the proposed development will cast unreasonable shadow on the façade of the adjoining house number 166.

7.6. The planning authority raised the matter of sunlight/daylight impacts on the adjoining property. The applicant submitted additional drawings (see especially the shadow projection drawing received by the planning authority on the 26th August 2020). The additional information indicated that there would be a minor increase in shadow cast on the adjoining house at 166.

7.7. The application site is due east of the adjoining site at 166 Ardmore Park. The adjoining house to the east has converted the original living accommodation into a garage and it remains single storey. Having regard to the orientation of the

proposed first floor extension east of the house the 166 Ardmore Park and the absence of any ground floor windows on the garage to the front of 166 Ardmore Park and the additional information submitted to the planning authority which I consider is reasonably accurate in its depiction of shadow impact I conclude that the proposed development will not overshadow the adjoining property in a manner as to seriously injure its residential amenity or be contrary to the County Development Plan policy in relation to domestic extensions.

7.8. The Character of the Area.

7.9. The appeal makes an additional point that the proposed development would set a precedent for additional similar developments in the area and would detract from the character of the area.

7.10. The residential character of the area will not be impacted upon by the proposed development. It is the case that the proposed first floor extension will introduce a new feature into the immediate area but the proposed extension is not a radical departure from the pattern of development in the area and the applicant makes a reasonable point that it will improve the quality of residential accommodation on the site. The development plan specifically advises that a flexible approach to domestic extensions should be applied unless there would be an unacceptable impact on an area of conservation significance.

7.11. I conclude that the proposed development will not seriously injure the visual or residential amenity of the surrounding area.

7.12. Appropriate Assessment

7.13. Having regard to the location of the application site in a zoned and serviced area urban, the modest scale of the proposed development, and the foreseeable emissions therefrom I consider that the proposed development will not adversely impact on any European site.

8.0 Recommendation

8.1. I recommend a grant of planning permission.

9.0 Reasons and Considerations

The proposed extension to an established residential use is located in an area zoned for residential development in the Bray Municipal Local Area Plan 2018. It is considered, subject to compliance with the conditions set out below, that the proposed development will not seriously injure the residential amenity or depreciate the value of adjoining property through overshadowing or otherwise detract from the residential or visual amenity of the area and would accord with the provisions Local Area Plan and the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>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 26th day of August 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 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>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.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>The disposal of surface water shall comply with the requirements of the planning authority for such works and services.</p> <p>Reason: In the interest of public health.</p>

Hugh Mannion
Senior Planning Inspector

4th February 2021