



An
Bord
Pleanála

Inspector's Report ABP-309403-21

Development	Attic conversion to a habitable room, including dormer roof with windows to rear and two number velux windows to front of dwelling. Also includes the demolition of an existing garage.
Location	76 Granitefield, Rochestown, Dun Laoghaire, Co. Dublin.
Planning Authority	Dun Laoghaire-Rathdown County Council.
Planning Authority Reg. Ref.	D20B/0372
Applicant(s)	Richard Keoron
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	First Party against Condition no.3.
Date of Site Inspection	7 th April 2021
Inspector	Paul O'Brien

1.0 Site Location and Description

- 1.1. Number 76 Granitefield, Rochestown, Co. Dublin, comprises of a two-storey semi-detached house located on the south western side of this residential street, on the corner junction site of Granitefield and Woodlands Road to the south. The stated site area is 0.0773 hectares. Granitefield is located to the south east of Johnstown Road and to the south west of Rochestown Avenue.
- 1.2. The area is characterised by two-storey semi-detached houses, on long residential streets. The houses are provided with generous private amenity space to their rear and the subject unit, no. 76, is provided with a large rear/ side garden due to its location on a corner junction site.
- 1.3. A significant number of houses have been extended and modified over time. Dormer extensions to the rear roof profile have been provided in a number of locations. From the site visit, it was apparent that there is no uniform design to these dormers.

2.0 Proposed Development

- 2.1. The proposed development consists of the following alterations to the existing house:
 - Conversion of existing attic space to habitable room and the provision of a dormer with two windows to the rear roof profile. The converted attic to provide for 30 sq m of floor area.
 - The provision of two velux windows to the front roof profile.
 - Demolition of an existing garage, attached to the side of the house with a stated floor area of 13 sq m.
 - All associated site works.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to grant permission subject to conditions. Conditions are generally standard, though condition no. 3, the subject of this appeal, states:

'The width of the proposed dormer structure on the rear roof profile shall be reduced to a maximum of 4 metres'. The proposed width is 5.87 m.

3.2. Planning Authority Reports

3.2.1. Planning Report

The Planning Authority Case Officer's report reflects the decision to grant permission for the development. The reduction in the width of the dormer as set out in Condition no. 3 was due to concern that it would dominate the roof profile especially through its location on a prominent corner site.

3.2.2. Other Technical Reports

Municipal Services Department – Drainage Planning: No objection to this development.

3.2.3. Objections/ Observations

Karen Cummins of 77 Granitefield submitted a letter of observation, with no objection to the nature of the proposed development. Her primary concern was impact on her residential amenity/ care of a family member during the construction phase of development, which may take place at any time of the day/ night. She requests that the development be conditioned to take place between the hours of 9.00 (9 am) and 18.00 (6 pm) Monday to Friday only. The Planning Authority conditioned standard hours for development.

4.0 Planning History

None on site.

P.A. Ref. D06B/1072 refers to a March 2007 decision to grant permission for an attic conversion including dormer to entire rear slope and high-level window to the gable of no. 79 Granitefield, which is three houses to the north of the subject site. The permitted dormer extends from the south east of the roof profile to just short of the north western gable edge and no conditions were applied to the design of the dormer.

P.A. Ref. D07B/0434 refers to an August 2007 decision to grant permission for an extension to the side, dormer window to the front, dormer window to the rear (of an

existing attic conversion) and removal of a redundant boiler stack, with all ancillary site works at no. 61 Woodlands Road, which is the property adjoining the south western boundary of the subject site. The permitted extends along the majority of the width of the rear roof profile and no conditions were applied to the design of same. I noted on the site visit, that the roof of this dormer projects above the ridgeline of the roof of this house and is visible from the public street.

A similar dormer is provided to the rear of No. 80 Granitefield, though I can find no record of this.

5.0 Policy and Context

5.1. Development Plan

5.1.1. Under the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022, the subject site is zoned A, 'To protect and/ or improve residential amenity'. Residential development is listed within the 'Permitted in Principle' category of this zoning objective.

5.1.2. Chapter 8 of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 refers to 'Principles of Development' and the following are relevant to the subject development:

8.2 'Development Management' – with particular reference to section 8.2.3 'Residential Development', 8.2.3.1 'Quality Residential Design' and 8.2.3.4 'Additional Accommodation in Existing Built-up Areas' with particular reference to 8.2.3.4(i) 'Extensions to Dwellings' and the following is relevant to this development:

'Roof alterations/expansions to main roof profiles - changing the hip-end roof of a semi-detached house to a gable/'A' frame end or 'half-hip' for example – will be assessed against a number of criteria including:

- Careful consideration and special regard to the character and size of the structure, its position on the streetscape and proximity to adjacent structures.
- Existing roof variations on the streetscape.
- Distance/contrast/visibility of proposed roof end.
- Harmony with the rest of the structure, adjacent structures and prominence.

Dormer extensions to roofs will be considered with regard to impacts on existing character and form, and the privacy of adjacent properties. The design, dimensions and bulk of any roof proposal relative to the overall size of the dwelling and gardens will be the overriding considerations. Dormer extensions shall be set back from the eaves, gables and/or party boundaries.

The proposed quality of materials/finishes for dormers will be considered carefully as this can greatly improve their appearance. The level and type of glazing within a dormer structure should have regard to existing window treatments and fenestration of the dwelling. Particular care will be taken in evaluating large, visually dominant dormer window structures, with a balance sought between quality residential amenity and the privacy of adjacent properties. Excessive overlooking of adjacent properties should be avoided unless support by the neighbours affected can be demonstrated.

More innovative design responses will be encouraged, particularly within sites where there may be difficulty adhering to the above guidance and where objectives of habitability and energy conservation are at stake’.

5.2. Natural Heritage Designations

None.

6.0 The Appeal

6.1. Grounds of Appeal

The applicant has engaged the services of Tom Good to prepare an appeal against the decision of Dun Laoghaire-Rathdown County Council to condition a reduction in the width of the proposed dormer extension to no. 76 Granitefield. Issues raised include:

- Precedence has been set in the area for similar dormers, which extend almost the full width of the rear roof profile. Refers to 61 Woodlands Road and 79 Granitefield.
- The reduction in the size of the dormer would result in the attic bedroom being 2.68 m rather than 3.455 m, a significant reduction in amenity.
- No objections have been made to the development.

6.2. Planning Authority Response

- 6.2.1. The grounds of appeal do not raise any new matters, so no additional comment is made by the Planning Authority.

7.0 Assessment

- 7.1. The main issues that arise for consideration in relation to this appeal can be addressed under the following headings:

- Nature of Development
- Impact on the Visual Amenity of the Area
- Other Issues
- Appropriate Assessment Screening

7.2. Nature of Development

- 7.2.1. The applicant is proposing to convert their attic space of their two-storey semi-detached house, for habitable use. The Proposed Attic Plan as indicated on Drawing No. PA01 provides for a bedroom, en-suite and stairs/ landing to access this space. In order to provide access to this attic space, a small bedroom at first floor level will be removed and partially replaced with a utility room. A dormer to the rear and two rooflights to the front roof profile will provide for light and natural ventilation.
- 7.2.2. In addition to the conversion of the attic space, an attached garage to the side of the house is to be demolished and the space will be incorporated into the amenity area of this property.

7.2.3. The applicant is appealing the decision to reduce the width of the dormer from 5.87 m to 4 m. I have no objection to the other elements of this development that the Planning Authority decided to grant permission for. The front velux windows will not negatively impact on the character of the area and the removal of the side garage has no impact on the area.

7.3. Impact on the Visual Amenity of the Area

7.3.1. The Planning Authority conditioned that the proposed dormer be reduced from 5.8 m to a maximum of 4 m. The dormer is to be finished with a zinc standing seam wall and two windows are proposed. The design and finish will integrate with the existing house and neighbouring properties.

7.3.2. The size of dormer to be provided on a roof is limited by the width of the roof. Unless designed as part of the original house/ roof, a dormer will always read as an addition and having regard to the location of this house/ its visibility from the public street, the dormer is likely to be a prominent addition. The proposed dormer does not extend the full extent of the roof and there is a separation of approximately 0.75 m on either side. The dormer does not project over the existing ridgeline of the house and I am therefore satisfied that the dormer will be subordinate and not a dominant feature.

7.3.3. The applicant has referred to other dormers in the area and I noted these on the site visit; the proposed dormer is less prominent than these. I am therefore satisfied that the proposed dormer as submitted is acceptable and does not require modification.

7.4. Other Issues

7.4.1. The Planning Authority raised no concern regarding overlooking leading to a loss of privacy and I have no concern in this regard.

7.4.2. The reduction in width of the dormer would restrict the ability of the applicant to develop the attic space in an acceptable/ efficient manner. The reduction in the dormer would probably result in the omission of the en-suite and a poorer quality floor plan.

7.5. Appropriate Assessment Screening

7.5.1. Having regard to the modest nature and scale of the proposed development and the location of the site in a serviced urban area and the separation distance to the nearest

European site, no Appropriate Assessment issues arise, and it is not considered that the development would be likely to give rise to a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

8.1. I recommend that permission be granted for the proposed development,

9.0 Reasons and Considerations

9.1. Having regard to the provisions of the Dun Laoghaire-Rathdown County Development Plan 2016 - 2022 and the zoning for residential purposes, to the location of the site in an established residential area and to the nature, form, scale and design of the proposed development, it is considered that permission be granted for the proposed development subject to conditions.

10.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 17th Day of November 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>That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p>Reason: To protect the amenities of the area.</p>

3.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
----	---

Paul O'Brien
Planning Inspector

8th April 2021