



An
Bord
Pleanála

Inspector's Report ABP-310320-21

Development	Attic conversion with dormer window to rear and two number velux roof windows to front and build up gable wall to create Jerkinhead style roof. Retention permission also sought for existing vehicular access and off-street parking to front.
Location	109 Ardlea Road, Artane, Dublin 5.
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	2332/21
Applicant(s)	Christopher & Vera Sexton
Type of Application	Permission/ Retention Permission
Planning Authority Decision	Grant Permission with Conditions
Type of Appeal	First Party
Date of Site Inspection	19 th June 2021
Inspector	Paul O'Brien

1.0 Site Location and Description

- 1.1. The subject site comprises an area of no. 109 Ardlea Road, Artane, Dublin on a stated site area of 342 sq m. Number 109 is a two-storey semi-detached house located on the northern side of this residential street. Ardlea Road connects to the Kilmore Road to the west and the Malahide Road to the south east, at the Artane roundabout. The area is predominately residential and is characterised by a mix of semi-detached and terraced two-storey houses.
- 1.2. Many of the houses in the area have been extended and modified over time. The original houses were finished with an unpainted pebble dash, but many of the houses have modified this through painting and in the case of the subject property through a different form of pebble dash finish. These houses have hipped roofs.
- 1.3. There are three pairs/ six houses on this section of the street and which have relatively wide separations between the pairs of houses which allows for vehicular access to the side, to rear garages in some cases. The subject site has a widened front vehicular entrance, is totally paved and would allow for two cars to park off street. Originally only pedestrian access was provided to the front garden of these houses.

2.0 Proposed Development

- 2.1. The proposed development consists of:
 - The conversion of the attic space to include a dormer window to the rear roof profile and two number velux windows to the front. The converted attic will provide for 24 sq m of floor area.
 - The building up of the gable wall to create a Jerkinhead style (half hip) roof.
 - Retention permission is sought for the existing vehicular entrance to the front and the provision of off-street car parking.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to grant permission subject to conditions. The conditions are generally standard. The following are noted:

Condition no.6:

'The proposed development shall be omitted as follows:

- a) The proposed jerkinhead roof shall be omitted. The existing hipped roof shall be retained.
- b) The 2no. velux windows to the front shall be omitted.'

Condition no.7:

'The rear proposed dormer extension shall be amended as follows:

- a) The rear dormer shall be amended to sit fully within the rear roof plane as a separate floating subordinate feature.
- b) The amended rear dormer shall not constitute more than 50% of the width of the rear roof plane and shall be centred as much as possible on the rear roof plane.
- c) The dormer shall be set-back by a minimum distance of 0.75m from the boundary line with the adjoining dwelling, no. 107 Ardlea Road.
- d) The resultant dormer's ope shall be no larger than the largest 1st floor ope below.
- e) All the rear dormer's elevations; fascia/soffits; rainwater goods, window frames, glazing bars shall be finished in a dark colour so as to blend with the existing roof finish. White uPVC shall not be used.
- f) The rear dormer shall not accommodate any solar panels whether or not they would be exempted development under the Planning & Development Act 2000 (as amended)'

Condition no. 8:

'The following shall be complied with:

- a) The vehicular entrance shall be amended to provide an entrance with a maximum of 3 metres in width and shall not have outward opening gates.
- b) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
- c) The developer shall be obliged to comply with the requirements set out in the Code of Practice.
- d) The applicant/developer shall provide a landscaped strip with a minimum width of 1m along the full length of the side boundary shared with no. 107 Ardlea Road to the front garden'.

Condition no. 10:

The attic hereby approved shall not be used for human habitation unless it complies with current Building Regulations.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Planning report reflects the decision to grant permission subject to conditions. The Planning Authority Case Officer notes that there are no examples of the proposed roof type in the immediate area and the proposal would be out of character with the area. The dormer relies on the side roof proposal and would require to be reduced in size. The driveway width at 3.6 m is excessive and is recommended to be reduced in width to no more than 3 m.

3.2.2. Other Technical Reports

Drainage Division: No objection subject to conditions. The paving over of green areas to be done in such a manner as to ensure that there is no increase in storm water run-off to the public drainage network.

3.3. Objections

None received.

4.0 Planning History

P.A. Ref. 2942/21 refers to an application for a dormer window to side and associated site works at 109 Ardlea Road, but no decision has been made to date on this application.

5.0 Policy and Context

5.1. Development Plan

Under the Dublin City Development Plan 2016 – 2022, the site is zoned with Z1 – Residential Development with the zoning objective to:
'To protect, provide and improve residential amenities'.

Chapter 16 – *Development Standards: Design, Layout, Mix of Uses and Sustainable Design* provides extensive guidance on residential development. The following sections are noted:

16.2.2.3 Alterations and Extensions

In particular, alterations and extensions should (Note: only relevant sections are quoted):

- Respect any existing uniformity of the street, together with significant patterns, rhythms or groupings of buildings
- Retain a significant proportion of the garden space, yard or other enclosure
- Not result in the loss of, obscure, or otherwise detract from, architectural features which contribute to the quality of the existing building
- Retain characteristic townscape spaces or gaps between buildings

Furthermore, extensions should:

- Be confined to the rear in most cases
- Be clearly subordinate to the existing building in scale and design

- Incorporate a high standard of thermal performance and appropriate sustainable design features.

In addition to the above, alterations and extensions at roof level, including roof terraces, are to respect the scale, elevational proportions and architectural form of the building, and will:

- Respect the uniformity of terraces or groups of buildings with a consistent roofline and will not adversely affect the character of terraces with an attractive varied roofline
- Not result in the loss of roof forms, roof coverings or roof features (such as chimney stacks) where these are of historic interest or contribute to local character and distinctiveness.

Appendix 17 provides details on ‘Guidelines for Residential Extensions’.

17.11 refers to Roof Extensions:

‘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’

5.2. Natural Heritage Designations

None.

6.0 The Appeal

6.1. Grounds of Appeal

The applicants have engaged the services of MG Architectural Services Ltd to appeal condition no 6(a) as issued by Dublin City Council – this condition removed the Jerkinhead type roof and the existing hipped roof to be retained. The following points are made:

- Ardlea Road includes a wide variety of house designs along its length.
- No. 109 is located on a section that is not straight and which meanders. The proposed roof design would blend into the streetscape.
- The Planning Report states that a dormer may be acceptable if applied for. It is considered that the proposed roof design is of a superior quality than that provided in the form of a dormer. The Jerkinhead Roof provides for better head height within the attic area.
- Example given at no. 155 Ardlea Road of a similar roof design. A photograph of this has been provided.

6.2. **Planning Authority Response**

- None received.

6.3. **Observations**

- None received.

7.0 **Assessment**

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

- Principle of Development
- Design, Impact on the Character of the Area and Residential Amenity
- Other Issues
- Appropriate Assessment Screening

7.2. **Principle of Development**

7.2.1. The proposed development consists of the conversion of an attic space which includes a dormer to the rear, velux windows to the front and the provision of a Jerkinhead style

roof to the side in lieu of an existing hipped roof. The application also included the retention of a driveway entrance and off street parking area.

7.2.2. The Planning Authority decided to grant permission subject to conditions. The conditions included revisions to the driveway, the omission of the front velux windows and a reduction in the rear dormer. However, the appeal statement only refers to Condition no. 6 (a) and the omission of the Jerkinhead or Half Hip roof to the side roof profile. 6 (b) referred to the omission of the front velux windows and this is appropriate. The appeal makes no reference to the revisions to the rear dormer or to the revised driveway. I will therefore only consider the issues raised by the introduction of Condition no. 6 (a).

7.3. Design, Impact on the Character of the Area and Impact on Residential Amenity

7.3.1. The proposed attic conversion will not allow for its use as a habitable room in accordance with the Building Regulations as the floor to ceiling height will only be 2.32 m in height and not the minimum of 2.4 m. The alteration to the side roof profile is necessary to enable the provision of stairs with appropriate head height to the attic space. There is no real feasible alternative location for the stairs unless a bedroom is removed/ significantly revised. The proposed development provides the new stairs over the existing stairs.

7.3.2. The Planning Authority Case Officer was concerned that the revisions to the side roof profile would have a negative impact on the visual amenity of the area. The proposed roof revision is in effect a compromise situation between the provision of a full gable instead of the existing hipped roof. There are countless examples of such alterations in the north city area and I do not consider the proposal to be visually obtrusive.

7.3.3. As I have already referenced, a number of house have been altered/ extended in the area and although roof profiles have been retained as originally constructed, I do not foresee that the proposed development will have a negative impact on the visual amenity of the area. The half hip roof has regard to the existing hipped roof and this is visually preferable to the provision of a full gable ended roof.

- 7.3.4. The proposed development, in terms of the revised roof profile, will not negatively impact on the residential amenity of adjoining properties in terms of overlooking or in terms of overshadowing leading to a loss of daylight/ sunlight.

7.4. Other Issues

- 7.4.1. I note that Condition no. 7 was partially drafted having regard to Condition no. 8 in that the rear dormer was revised to prevent it from projecting to the side of the roof. As details have to be submitted to the Planning Authority prior to the commencement of development, this remains an issue between the applicant and Planning Authority to agree on.

7.5. Appropriate Assessment Screening

- 7.5.1. Having regard to the modest nature and scale of the proposed residential 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 considered that the development would not give rise to a significant effect individually or in combination with other plans or projects on an European site.

8.0 Recommendation

- 8.1. I recommend that Condition no. 6 (a) be omitted in its entirety.

9.0 Reasons and Considerations

- 9.1. Having regard to the residential land use zoning of the site, the nature and scale of the proposed development and its configuration relative to the neighbouring property to the west, no. 111 Ardlea Road, it is considered that:
- the modifications required by the Planning Authority in its imposition of condition no. 6(a) are not warranted, and that the proposed development, with the omission of condition no. 6(a), would not have a significant negative impact on the residential amenities of property in the vicinity of the application site. Therefore, the proposed development would be in accordance with the proper planning and sustainable development of the area.

- Condition no. 6 shall be revised as follows:

6. The 2no. velux windows to the front roof profile shall be omitted.

Reason: In the interests of the visual amenity of the area.

Paul O'Brien
Planning Inspector

19th June 2021