



An
Bord
Pleanála

Inspector's Report ABP-310597-21

Development	Construction of single storey extension to side of house to replace garage and single storey extension at rear
Location	27, Villarea Park, Glenageary, Co Dublin.
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D21B/0170
Applicant(s)	John Gallagher
Type of Application	Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Yvonne May
Observer(s)	Bradley and Ruth Hogan Davis
Date of Site Inspection	4 th October 2021
Inspector	Emer Doyle

1.0 Site Location and Description

1.1. The subject site is located at No. 27 Villarea Park, Glenageary, Co. Dublin. The site itself contains a semi-detached two storey dwelling on a plot with a stated area of 0.04 hectares. A single storey flat roof garage is constructed on the eastern gable of the dwelling.

The area is a mature residential area where many of the houses have been previously extended with a great variety of different types of extensions.

2.0 Proposed Development

2.1.1. Permission is sought to demolish the existing single storey garage to the side of the dwelling and replace same with single storey extension to the side together with a single storey extension to the rear of the dwelling. The total area of both the rear and side extension is c. 21m².

3.0 Planning Authority Decision

3.1. Decision

3.1.1. Permission granted subject to 4 No. Conditions. All conditions are of a standard nature for a development of this type.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The planning report considered that the proposed development complied with the Development Plan, and would not detract from the visual or residential amenities of the area.
- It noted the concerns raised in the third party objection to the proposed development. With respect to the concerns raised regarding development contributions, it is stated that the previous planning applications on site were determined prior to the introduction of the Development Contribution Scheme. The omission of the roof light on the front and rear roof profile and the

absence of the existing dormer level on the side elevation were noted. However, it was considered that the discrepancies do not materially impact on the assessment of the proposed development.

3.2.2. Other Technical Reports

Drainage Department: No objection subject to conditions.

3.3. Prescribed Bodies

- No reports.

3.4. Third Party Observations

- 3.4.1. One third party observation was submitted to the Planning Authority. The issues raised are similar to those raised in the grounds of appeal.

4.0 Planning History

PA D99/0452

Planning permission granted for the part demolition of garage and new single storey extension to the side of the parent dwelling with 2 No. velux roof lights to front and rear. A proposed extension to the rear of the dwelling was omitted by condition.

PA D99B/1062

Planning permission granted for the retention of a dormer window to the rear and installation of velux roof lights to the front.

PA D99B/0925

Planning permission refused for a sunroom to the rear of the dwelling.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The relevant Development Plan is the Dun Laoghaire Rathdown County Development Plan 2016-2022. The site is zoned Objective 'A' with a stated objective 'to protect and/or improve residential amenities.'

Other Relevant Sections/ Policies

- 5.1.2. Section 8.2.3.4 Additional Accommodation in Existing Built-up Areas.

5.2. Natural Heritage Designations

- 5.2.1. The nearest European site is Dalkey Island SPA (site code 004172) c. 1.9km from the site.

5.3. EIA Screening

- 5.3.1. Having regard to the nature and scale of the proposed development in a serviced urban area 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

The grounds of appeal can be summarised as follows:

- The floor area of the attic conversion should have been included in the application in order to determine appropriate levies.
- There are a number of discrepancies in the drawings in relation to the attic conversion and details including a velux roof window and a dormer window to the rear have been omitted from the drawings.

- The design is inappropriate and overbearing.
- A 1:20 detailed cross section through the party wall should be submitted to both the appellant and DLRCC prior to construction together with full details in relation to drainage proposals.
- Concern regarding safety during construction.

6.2. Applicant Response

- None submitted.

6.3. Planning Authority Response

- The Board is referred to the previous Planner's Report.
- It is considered that the grounds of appeal do not raise any new matters which in the opinion of the Planning Authority would justify a change of attitude to the proposed development.

6.4. Observations

6.4.1. One observation has been submitted which can be summarised as follows:

- We live at No. 31 Villarea Park adjoining the site and support the proposed works.
- There are numerous other houses along Villarea Park that have carried out similar works, or in some cases, more extensive projects.
- The appellant does not live at No. 29 Villarea Park and has not lived in the property in excess of 10 years.
- Annex 1 attached to the observation shows images of the range of designs and extensions constructed in Villarea Park.
- Annex 2 attached to the observation provides a signed declaration in support of the application from two other property owners in the vicinity of the site (Nos. 22 and 26 Villarea Park).

7.0 Assessment

7.1. Having inspected the site and associated documents, the main issues can be assessed under the following headings:

- Design
- Other Matters
- Appropriate Assessment

7.2. Design

7.2.1. The primary issue raised in this appeal relates to design and visual impact. The appellant considers that the design proposed would create an overbearing ambience in terms of its mass and bulk and would be contrary to the proper planning and sustainable development of the area. It considers that it 'would be materially different to the established pattern of garage conversions in Villarea Park which are either flat roofed or lean roofs'. Concern is also raised in relation to the stepping of the proposed garage conversion c. 300mm from the face of the garage door to align with the building line of the main house. It is stated that this would be totally inappropriate and out of character with the established pattern of development in the area.

7.2.2. Having regard to the residential zoning of the site and the precedent set in the area, I consider that the principle of development is acceptable at this location. I am of the view that the extensions proposed are modest in size and design and the rear extension proposed will not be visible from the public realm. The proposed garage conversion will run flush with the existing front wall of the parent dwelling and I have no objection to same. It is proposed to demolish the existing garage and the footprint of the proposed extension to the front and size is similar to the existing garage at this location.

7.2.3. In terms of the visual impact of the proposed extension, I noted on the site inspection that there is a very wide variety of different types of extensions and garage conversions in the area. In this regard, I refer the Board to photographs submitted both with the appeal and the observation submitted in support of the appeal.

- 7.2.4. This is to be expected in a residential area of this age with some examples better than others in terms of design and impact. I am of the view that the mix of designs present in the area offers considerable scope to applicants when improving/ expanding the accommodation within their dwellings.
- 7.2.5. The Planning Authority report concludes that 'having regard to the existing linear pattern of development along Villarea Park road and to the variety of modifications constructed to the parent dwellings along the public road adjoining the site, it is considered that the proposed works would integrate well with the adjacent dwellings along Villarea Park road and the character of properties in the vicinity of the subject site.'
- 7.2.6. I concur with this view and consider that the proposed development does not represent a deviation from the design of existing dwellings at this location. I would note that this is a suburban housing estate and the dwellings are not protected structures or of architectural heritage value. As such, I am satisfied that the proposed design is a modest intervention and would have no significant adverse visual impact at this suburban location.

7.3. **Other Matters**

- 7.3.1. I note that there are discrepancies in the drawings submitted in that the attic conversion has not been included. Concern is raised that this should be addressed so that the current development levy is charged. The Planning Authority report notes the discrepancies in the drawings and considers that they do not materially impact on the assessment of the application. It states that the previous applications on site were determined prior to the introduction of the Development Contribution Scheme. I concur with this view.

7.4. **Appropriate Assessment**

- 7.4.1. Having regard to the nature and scale of the proposed development, the availability of public services, the nature of the receiving environment, and the proximity of the lands in question to the nearest European site, it is my opinion that no appropriate assessment issues arise and that the proposed development would not be likely to

have a significant effect, either individually or in combination with other plans or projects, on any Natura 2000 site.

8.0 Recommendation

8.1. I recommend a grant of permission.

9.0 Reasons and Considerations

Having regard to the pattern of development in the area and the design and scale of the proposed extensions and to the provisions of the Dún Laoghaire-Rathdown County Council Development Plan 2016-2022 it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0700 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Emer Doyle
Planning Inspector

28th October 2021