



An  
Bord  
Pleanála

## Inspector's Report ABP 311490-21.

### Development

Ground floor rear extension, attic conversion for habitable use comprising three bedrooms and a bathroom, two dormers to front and a rear and reconfiguration of round floor layout, infill of porch area and ancillary works.

### Location

28 Mountdown Park, Manor Estate,  
Dublin 12.

### Planning Authority

South Dublin County Council.

### P. A. Reg. Ref.

S021B 0389

### Applicant

Keith Kirwan.

### Type of Application

Permission.

### Decision

Grant Permission.

### Type of Appeal

First Party x Conditions

### Appellant

Keith Kirwan

### Date of Site Inspection

13th November, 2021

### Inspector

Jane Dennehy.

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## 1.0 Site Location and Description

- 1.1. The site is located mid-way along the northwest side of Mountdown Park and is that of a semi-detached two-bedroom bungalow with front and rear gardens located. It has a stated floor area of sixty-seven square metres. The Mountdown residential development of relatively low density and modest sized bungalows with rear and front gardens and front curtilage parking was constructed during the 1970s. Several of the properties have been extended at attic level at front and / or rear and at ground floor level over the years resulting in variation and loss of continuity of the roof profiles in the streetscape views.

## 2.0 Proposed Development

The application lodged with the planning authority indicates proposals for:

a Ground floor rear extension, reconfiguration of ground floor layout and addition of a window to the side passage.

an attic conversion for habitable use comprising three bedrooms and a bathroom, two dormers to front and to the rear and,

an infill of porch area and, ancillary works.

## 3.0 Planning Authority Decision

- 3.1. By order dated, 1st September, 2021, the planning authority decided to grant permission subject mainly to standard conditions.
- 3.2. There are requirements under Condition 2, the appealed condition for omission of use of zinc cladding for the dormer structures and for a compliance submission for agreement of substitute finishes that match those of the dwelling.
- 3.3. The internal technical reports indicate no objection to the proposed development.
- 3.4. The planning officer prepared a detailed report in which he confirms that he considers the proposed dormer elements substantively in accordance with the recommendations in the planning authority's House Extension Guide except for use of a zinc finish which he considers unacceptable as it would not *"be in keeping with*

*the dwelling and surrounding area.*” He therefore recommended the inclusion of the appealed condition but indicated that he was otherwise satisfied with the proposed development subject to standard conditions.

## 4.0 Planning History

- 4.1. There is a prior grant of Permission for the development at No 28 Mountdown Park, the application site for lowering of the existing floor level, a new porch to include addition of a fanlight, dormer window over, an attic dormer to the front and rear, a new flat roof single storey extension to the rear and associated siteworks. A condition was attached with requirements or modifications to the dormer extension at the rear to increase distance below the ridge line and from the gable ends. (P. A. Reg. Ref. 20B/0142 refers)

## 5.0 Policy Context

### 5.1. Development Plan

- 5.1.1. The operative development plan is the South Dublin County Council Development Plan, 2016 – 2022 according to which the site is within an area subject to the zoning objective: *RES – To protect and improve residential amenities.*
- 5.1.2. According to Policy H18-Objective 2 it is the policy of the planning authority to favourable consider extensions subject to the protection of residential and visual amenities and compliance with the standards for residential extensions are provided for in Chapter 11 and there is guidance within the Council’s Document: *House Extension Design Guide 2010.* According to the design Guide: for attics and dormers materials matching the existing should be used and the dormer would be positioned below the ridge and as far back (minimum of three courses) from the eaves as is possible.

## 6.0 The Appeal

6.1. An appeal against Condition No 2 attached to the planning authority decision was lodged with the Board by Peter Brennan on behalf of the applicant on 27<sup>th</sup> September, 2021. According to the appeal:

- The dormer roofs to the front and rear are to be clad with a Standing seam finish, Standing Seam Cladding in zinc of similar approved finishes such as cooper and aluminium. The proposal was not restricted to a zinc finish.
- These materials and finishes are widely used and have been widely used in the Manor Estate. They are low maintenance and offer a contemporary and sometimes contrasting or innovative appearance which has blended well with development in the estate.
- It is submitted that there are several examples of similar developments in which standing seam cladding has been used from which precedent can be taken. Details of examples are provided in the appendices to the appeal for the following permitted developments: 34A Mountdown Park (P. A. Reg. Ref. SD19B/0484), 23 Mountdown Park (P. A. Reg. Ref. SD21B/0253), Mountdown Park (P. A. Reg. Ref. SD20B/0495), The planning authority, in a letter dated, 6<sup>th</sup> October, 2021 reference is made to the Supplementary Development Contributions Scheme (Kildare Route Project) applicable to development in the area and to Part V obligations which affects development in the area of the planning authority in respect of for which, if relevant, conditions should be attached

6.2. There are no third-party submissions and the technical reports indicated no objection to the proposed development.

## 7.0 Assessment

7.1. The sole issue disputed and subject of the appeal relates to the dormer roof materials having regard to Condition No 2. Having reviewed the documentation available in connection with the application and the appeal and having inspected the site and environs, it can be concluded that no issues that would warrant

reconsideration of the assessment and determination of the decision by the planning authority to grant permission. To this end the proposed development is considered acceptable. It is therefore considered that *de novo* consideration is unwarranted and that it is reasonable to determine the application in accordance with the provisions of section 139 of the Planning and Development Act, 2000 as amended.

7.2. The appealed condition is reproduced in full below:

*“The zinc material for the dormer structure shall be omitted from the design. Prior to the commencement of development the applicant, (stet) owner or developer shall submit the following for written agreement of the Planning Authority: revised plans that incorporate revised finishes to the dormer extension which shall match the finishes of the existing dwelling house. Reason To protect the amenities of the aera and in the interest of the proper planning and sustainable development of the area.”*

7.3. The homogeneity and uniformity of the original streetscape character of relatively small, low-profile bungalows at Moundown estate which dates from the 1970s has gradually been eroded over the years mainly in upper floor dormer extensions of varying size, design feature and materials and finishes. It is noted that the dwelling is mid-way along Moundown Park and that the size and extent and form of the dormer attic level extension proposed is considerable.

7.4. Several of the properties have been extended at attic level at front and / or rear and at ground floor level over the years resulting in variation and loss of continuity of the roof profiles in the streetscape views. Some examples of recently permitted developments are referred to and included in the appeal.

7.5. Standing seam zinc cladding is widely used in various residential developments for extensions, alterations, standalone structures within dwelling plots and other additions. It is known for very durability, flexibility and low maintenance requirements. Visually it can be relatively dominant depending on the proposed position and environs, the profile, extent of surface, roof pitch and proportions and scale and extent of use at a structure.

7.6. While zinc cladding would contrast with rather than match the existing building's finishes, as provided for in the planning authority's Design Guide for extensions, it is considered that it can be accepted within the established character in views within

the public realm without undue adverse impact on visual or residential amenities. Therefore, the exclusion of use of zinc for the dormer roof extension cladding under Condition No 2 is considered excessive and unreasonable. It is therefore recommended that Condition No 2 be replaced by a revised condition in which the exclusion of the use of zinc materials is removed.

#### **7.7. Environmental Impact Assessment Screening.**

- 7.7.1. Having regard to the nature and scale of the development 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.

#### **7.8. Appropriate Assessment.**

- 7.8.1. Having regard to the scale and nature of the proposed development and to the serviced suburban location, no Appropriate Assessment issues arise. The proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

### **8.0 Recommendation**

- 8.1. In view of the foregoing, it is recommended that the *appeal be upheld* and that the planning authority should be directed to delete Condition No 2 and to insert a Revised Condition, based on the reasons and considerations set out below along with the recommended replacement condition.

### **9.0 Reasons and Considerations**

Having regard to the design and form of the existing dwelling, to the established characteristics of development in the Mounddown residential development and to the evolving changes attributable to the range and extent of additions and additions to dwellings in the area, particularly at attic level it is considered that use of a standing seam cladding in zinc as an external finish for dormer attic extension would not seriously injure the visual and residential amenities of existing and adjoining development and would be in accordance with the proper planning and sustainable development of the area.

## 10.0 Revised Condition.

Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Sample panels shall be erected on site for inspection by the planning authority in this regard.

**Reason:** In the interest of visual amenity.

**Jane Dennehy**  
Senior Planning Inspector  
13<sup>th</sup> November, 2021.