



An
Bord
Pleanála

Inspector's Report ABP311577-21

Development	Remove existing side and rear extensions, construct a front extension, side extension and rear extension, associated works.
Location	2 Upper Grattan Park, Greystones, County Wicklow.
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	21/633
Applicant(s)	Katie Doyle/Lorcan Kavanagh
Type of Application	Permission
Planning Authority Decision	Grant with conditions
Type of Appeal	Third Party
Appellant(s)	Peter Fee
Observer(s)	None
Date of Site Inspection	10 ^h April 2022.
Inspector	Hugh Mannion

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1.0 Site Location and Description

- 1.1. The site has a stated area of 0.036ha and is located at 2 Upper Grattan Park, Greystones, County Wicklow. The application site is one of a group of 4 bungalows. Opposite these houses is a line of 2 storey houses. The area is residential in nature.

2.0 Proposed Development

- 2.1. The proposed development comprises the removal of existing side and rear extensions, construct front extensions (19m²), side extension (12m²) and rear extension (72m²), internal changes and associated works at 2 Upper Grattan Park, Greystones, County Wicklow.

3.0 Planning Authority Decision

3.1. Decision

Grant permission for the application amended by further information submitted on the 18th August 2021.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The initial planner's report recommended seeking additional information in relation to a redesign of the proposed single storey extension. The applicant was asked to submit a rationale for the proposed development ensuring respect for the residential amenity of neighbouring houses and character of the area.

Subsequent to the submission of the revised design the planning authority granted permission.

3.2.2. Other Technical Reports

No technical reports.

4.0 Planning History

No relevant history.

5.0 Policy and Context

5.1. Development Plan

5.2. The Wicklow County Development Plan 2016-2022 is the relevant County Development Plan for the area. The private open space standard for 3 bed houses is 60-75m² in the County Development Plan.

5.3. The site is zoned RE Existing residential in the Greystones, Delgany and Kilcoole LPA 2013 with the objective 'to protect, provide for and improve the residential amenity of adjoining properties and area while allowing for infill residential development that reflects the established character of the area in which it is located'.

5.4. Natural Heritage Designations

5.5. Not relevant.

5.6. EIA Screening

5.7. Having regard to nature and scale of the proposed development and the nature of the receiving environment as a built up serviced urban area it is possible to exclude the requirement for submission of an EIAR at a preliminary stage.

6.0 The Appeal

6.1. Grounds of Appeal

- The original proposal provided a 3.9m high extension along the property line. The planning authority considered that to be overbearing and overshadowing of adjoining property and asked for amendments.
- The amended proposal is for a 5.99m high pitched roof rather than the original 3.9m flat roof. This is excessively high.

- The amendments submitted to the planning authority are no improvement on the original proposal and have increased the overshadowing.

6.2. Applicant Response

- None

6.3. Planning Authority Response

- None

6.4. Observations

- None

6.5. Further Responses

- None.

7.0 Assessment

- 7.1. The existing house on site is a single storey cottage with a side and rear extensions. The cottage is one of four cottages and across the public road to the west are two storey semidetached houses. The appellant's house is to the left/north of the application site. The original application proposed to remove the side and rear extensions and construct a single-story extension which would be 9.25m long along the boundary with number 3 Upper Grattan Park. The planning authority considered that the proposed blank façade along the boundary with number 3 Upper Grattan Park and the limited private open space provided by the proposed courtyard (about 30m²) fell below the development plan standard. The planning authority sought amendments to the proposed development addressing these concerns.
- 7.2. The applicant submitted revised plans on the 18th August 2021 which provided for a two storey rear extension. The planning authority granted planning permission for this revised proposal. The appellant is concerned that the revised extension is too high at 5.99m high at the roof ridge and that overshadowing has increased.

7.3. The revised proposal will provide a rear garden space within the development plan range of 60-75m². The ridge height of the rear extension will be 0.4m higher than the existing roof ridge height which will be imperceptible when viewed from the public realm. The extension is set off the boundary with number 3 Upper Grattan Park by about 2.7m and this setback combined with the hipped roof with an apex of 5.99m will not give rise to overshadowing of the adjoining rear gardens in a manner that would seriously injure the residential amenity or recreational utility of those gardens.

7.4. **Appropriate Assessment**

7.5. Having regard to minor nature and lack of emissions from the proposed development no Appropriate Assessment issues arise, and it is not considered that the proposed development would 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. I recommend a grant of planning permission.

9.0 **Reasons and Considerations**

9.1. The proposed development comprises a modest extension to an existing residential use in an area zoned to protect and/or improve residential amenity the Greystones, Delgany and Kilcoole LPA 2013. Having regard to the variety of extensions and amendments to the existing houses in the area, to the modest scale of the proposed development and its orientation relative to adjoining property it is considered that the proposed development would not overshadow adjoining property in a manner that would seriously injure the residential of that property, would be in accordance with the provisions of the County Development Plan and with the proper planning and sustainable development of the area.

10.0 Conditions

11.0

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 28th day of May 2021, 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>Surface water drainage arrangements shall comply with the planning authority's requirements for such services and works.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>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.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the</p>

	<p>planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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Hugh Mannion
Senior Planning Inspector

10th April 2022