



An
Bord
Pleanála

Inspector's Report ABP311930-21

Development	Attic conversion with dormer extension and 2 roof lights to the front.
Location	88 Cherryfield Road, Walkinstown, Dublin 12.
Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	SD21B/0455.
Applicant(s)	Morgan Boland & Caroline Vize
Type of Application	Permission
Planning Authority Decision	Grant with conditions.
Type of Appeal	First Party v Condition 2
Appellant(s)	Morgan Boland & Caroline Vize
Observer(s)	None.
Date of Site Inspection	12 th February 2022
Inspector	Hugh Mannion

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1.0 Site Location and Description

1.1. The site has a stated area of 345m² and comprises a two-story semidetached house with front and rear gardens. The housing in the area dates from the mid-20th century and the area is predominantly residential in nature. Some houses have retained front gardens with pedestrian access to the street, but more than half, including the application site, have opened the front boundary wall to facilitate front garden parking. To the west of Cherryfield Road is Walkinstown roundabout with its mix of commercial/retail uses and some nearby industrial estates.

2.0 Proposed Development

2.1. The proposed development comprises:

- The conversion of an attic to a non-habitable storage/office area with shower room with new revised roof profile (from hipped to mini-hipped) to the side,
- New dormer window extension to the rear,
- Two velux roof lights to the front
- Two windows to the side elevation
- and internal modifications and associated works.

All at 88 Cherryfield Road, Walkinstown, Dublin 12.

3.0 Planning Authority Decision

3.1. Decision

Grant permission with conditions.

Condition 2 is as follows:

Modifications to roof profile.

- I. Prior to commencement of development a full set of revised drawings (which shall include elevational drawings, cross sectional drawings, a revised attic floor plan and roof plan) clearly showing a fully revised roof profile that shall provide for a half-hipped roof configuration (as

required by item ii) shall be submitted for the written agreement of the planning authority.

- II. The proposed gable roof reconfiguration shall be redesigned from a fully pitched roof to a half-hipped roof profile.

Reason: In the interest of complying with County Development Plan policy and objectives and in the interest of clarity.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planners report recommended a grant of permission with the conditions as set out in the manager's order.

3.2.2. Other Technical Reports

Water Services report reported no objection.

4.0 Planning History

None relevant

5.0 Policy and Context

5.1. Development Plan

- 5.2. The South Dublin County Development Plan 2016 – 2022 is the relevant County Development Plan for the area. The site is zoned Zoning Objective 'RES': 'To protect and/or improve residential amenity' where housing for older people, nursing home, open space, public services, residential, residential institution, retirement home, shop-local, traveller accommodation are permitted in principle.

- 5.3. Extensions The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards. The guide states that half hipped extensions to houses will rarely be acceptable.

5.4. **Natural Heritage Designations**

Not relevant

5.5. **EIA Screening**

5.6. Having regard to the nature and scale of the proposed development, there is no real likelihood of significant effects on the environment. 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 amendment required by condition 2 will have minimal positive impact on the amenity of the area while significantly reducing the utility of the extension to the applicant.
- The application has been designed to replicate an existing extension in the area at 1 Cherryfield Avenue.

6.2. **Planning Authority Response**

- No submission

6.3. **Observations**

- None

7.0 **Assessment**

7.1. The application seeks to provide a non-habitable office/workspace in the attic of an end of terrace house. This requires the replacement of the current hipped roof with almost a full gable end but, and in recognition of the pattern of development in the area of hipped roofs, the applicant proposes a mini-hip and references an example of such at 1 Cherryfield Avenue.

- 7.2. The planning authority by condition 2 requires a half-hip. The applicant argues that this arrangement will do little for the visual amenity of the area but will significantly reduce the utility of the extended attic.
- 7.3. The misgivings of the planning authority are reasonable – there is a pattern of hipped roofs in the area. Conversely patterns of occupation and use of homes and houses are changing under pressure from a changing economy and work patterns. On balance I consider that the utility of the workspace in this instance outweighs the minimal visual dissonance which the amended roof profile would generate in the area.
- 7.4. **Appropriate Assessment**
- 7.5. Having regard to the nature and scale of the proposed development, which is a small-scale residential development, outside of any Natura 2000 sites, I do not consider that any Appropriate Assessment issues arise and I do not consider 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 removal of condition2.

9.0 Reasons and Considerations

The application site is located in an area zoned ‘to protect and/or improve residential amenity’ in the South Dublin County Development Plan 2016 – 2022. Having regard to the minor nature of the proposed extension it is considered that the proposed development would not seriously injure the visual or residential amenity of the area and that the imposition of condition 2 as proposed by the planning authority would unreasonably reduce the utility of the proposed attic conversion.

Hugh Mannion
Senior Planning Inspector

14th February 2022