



An
Bord
Pleanála

Inspector's Report ABP312391-22

Development	Domestic extension.
Location	33 Crannagh Park, Rathfarnham, Dublin 13.
Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	SD21B/0538.
Applicant(s)	Orla Dooley
Type of Application	Permission
Planning Authority Decision	Grant with Conditions
Type of Appeal	Third Party
Appellant(s)	Paul & Tanya Smith
Observer(s)	None
Date of Site Inspection	3 rd April 2022.
Inspector	Hugh Mannion

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1.0 Site Location and Description

1.1. The application site has a stated area of 0.05ha and comprises one of a pair of semi-detached two storey houses in Crannagh Park, Rathfarnham, County Dublin. The houses appear to date from about the mid-1960s and are two storeys with front a rear gardens. The pairs of semidetached houses were originally separated by single storey garages and associated driveways, but many have been converted or have had an additional first floor stacked on top.

2.0 Proposed Development

2.1. The proposed development comprises

- The conversion of the existing side garage and add a first-floor extension over it,
- Extend the front bay window and a covered porch,
- Attic conversion with a with a dormer window on the rear,
- Single story extension to the rear with internal alterations,
- A single storey garden room and shed (totalling about 40m²),

All at 33 Crannagh Park, Rathfarnham, Dublin 14.

3.0 Planning Authority Decision

3.1. Decision

Grant permission with conditions. No condition amended the permission.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planner's report recommended a grant per permission with conditions as set out in the Chief Executive's Order.

3.2.2. Other Technical Reports

3.3. **Irish Water** reported no objection.

3.4. **Water Servicers** recommended requested further information in relation to the disposal of surface water on site.

4.0 **Planning History**

- None.

5.0 **Policy and Context**

5.1. **Development Plan**

The site is zoned RES – ‘to protect and/or improve residential amenity’ the South Dublin County Development Plan 2016 to 2022.

5.2. **Natural Heritage Designations**

Not relevant

5.3. **EIA Screening**

5.4. Having regard to nature and scale of the proposed development and the absence of emissions therefrom 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 adjoining house at 35 Crannagh Park is the appellant’s property and adjoins the application site. The appellant does not object in principle to improving residential amenity of adjoining property.
- The front extension has an inappropriate render that is inconsistent with neighbouring properties.
- It will have an overbearing impact on the appellants property

- Will result in loss of light to two internal rooms. The porch will extend 1.3m beyond the front building lines of 33/35 Crannagh Park and will overshadow/diminish daylight/sunlight to the rooms of 35 Crannagh Park. No daylight/sunlight analysis was submitted with the application.
- The houses is orientated north/south and that's will further impact daylight/sunlight.
- The proposed development will create a terraced effect/awkward joint between the two houses.
- The front extension should be set back to minimise the loss of daylight/sunlight.
- The front extension will impact on a party wall that currently holds the appellants gas/electricity supply.

6.2. Applicant Response

- Response received late and returned.

6.3. Planning Authority Response

- Response received late and returned.

6.4. Observations

- None.

6.5. Further Responses

- None

7.0 Assessment

7.1. The application relates to a number of elements.

- The conversion of the existing side garage and add a first-floor extension over it,

- Extend the front bay window and a covered porch,
- Attic conversion with a with a dormer window on the rear,
- Single story extension to the rear with internal alterations,
- A single storey garden room and shed (totalling about 40m²).

7.2. The appeal states that it has no objection to the majority of the proposed development and relates only to the projecting elements to the front. The other elements (the principle of garage conversion, the attic conversion, the single storey rear extension and garden room/shed) are, therefore, not controversial and I consider (along with the planning authority) that they are acceptable amendments to the existing residential use on site and conclude that they are in accordance with the development plan zoning and do not negatively impact on residential amenity of adjoining property.

7.3. Crannagh Park appears to date from about the 1960s and originally comprised pairs of semidetached houses with adjoining garages. Many of the garages have now been converted for residential use and/or had extensions built over them in several instances. Number 54 Crannagh Park has built over the garage, 52 Crannagh Park has converted the garage to residential use but retained it as single storey, 48 Crannagh Park has built over and converted the garage, number 23 Crannagh Park has converted the garage but retained it as single storey, number 27 Crannagh Park has converted the garage but retained it as single storey, number 29 Crannagh Park has converted the garage and built over it and number 35 Crannagh Park has converted the garage and built over it. Accordingly, I conclude that there is a reasonable level of variation in the area, including porches, converted garages and first floor extensions so that the proposed development would not be out of character with the immediate area.

7.4. The appeal is concerned that the converted garage and addition first floor bedroom will project from the front wall of the house so far as to unreasonably negatively impact the level of daylight/sunlight entering the appellant's property at 35 Crannagh Park. The converted garage/first floor bedroom are forward of the building line by an internal depth of 1m and an external depth of 1.3m and immediately adjoins the low

boundary wall between the two houses. Both houses face south, and this orientation ensures that the sun will continue to shine directing on to the front elevations of both houses during daytime with no impact on daylight. The application site is due west/slightly northwest of the appellant's front windows and separated from them by about 1.2m metres and I conclude on this basis that the impact on evening sunshine in mid-summer will be imperceptible with no impact on daylight.

- 7.5. I note the suggestion in the appeal that the Board should amend the application by way of condition to set back the proposed front extension in line with the appellant's extended property. I do not consider that these amendments are necessary to protect the amenity of adjoining property. The appeal raises a further point in relation to the finishes of the amended house are inappropriate. The proposed finishes are roof tile, brick on the ground floor with render on the first which will match the existing (see the detail on drawing 21-OD-PA-0007 - Proposed elevations and sections submitted with the application). I consider that these are in keeping with the finishes in the area and are acceptable.
- 7.6. The appeal makes the point that the proposed development will give rise to a 'terracing effect' in Crannagh Park. It is the case that if the proposed development is carried out that both houses will lose their 'semi-detached' character but having regard to the amended floor plans and elevations already permitted in the area I conclude that the proposed development would not seriously injure the amenity or depreciate the value of property in the vicinity.
- 7.7. The appeal makes the further point that the appellant's electricity/gas metres are attached to the dividing garden wall which may be impacted by the proposed development. The drawings submitted with the application indicate that the proposed development is to be carried out entirely within the application site. Having regard to Section 34(13) of the Act this permission does not confer any right on the application to carry out works on property to which she has insufficient legal interest to do so.
- 7.8. **Appropriate Assessment**
- 7.9. 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 South Dublin County Development Plan 2016 to 2022. 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

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
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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 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>

Hugh Mannion
Senior Planning Inspector

4th April 2022

