



An
Bord
Pleanála

Inspector's Report 312643-22

Development

Partial demolition of existing dwelling at ground & 1st floor to the front, side & rear; single-storey extension to the front; 2-storey extension to the side; 2-storey gable-ended extension to the rear; internal alterations; detached single-storey garden room to rear & associated works.

Location

416 Clontarf Road, Dublin 3

Planning Authority

Dublin City Council

Planning Authority Reg. Ref.

3829/21

Applicant(s)

Avril McHugh

Type of Application

Permission

Planning Authority Decision

Grant permission

Type of Appeal

First Party v. Decision

Appellant(s)

(1) Kate & John Grey
(2) Vincent & Úna Coyne

Observer(s)

None

Date of Site Inspection

18th March 2022

Inspector

Louise Treacy

1.0 Site Location and Description

- 1.1. The subject site has a stated area of 723 m² and is located at No. 416 Clontarf Road, Dublin 3. The site is located on the north-western side of Clontarf Road and has views over Bull Island to the east. The existing property is a part single-storey, part 2-storey semi-detached dwelling with a stated floor area of 154 m². The front and rear gardens are generous in length, extending to c. 18 m and c. 33 m respectively, with off-street car parking to the front. The rear garden slopes upwards towards the rear site boundary, with mature trees adjoining beyond.
- 1.2. The dwelling has a hipped roof profile fronting onto the neighbouring property to the north-east at No. 417 Clontarf Road. The front elevation is characterised by a bay window at the ground and 1st floor levels. The existing single-storey extension to the front/side and the existing porch have a pitched slated roof and project forward of the front façade. A gated pedestrian entrance extends along the side elevation of the dwelling and provides access to the rear garden. The existing single-storey extension to the rear has a pitched roof with 3 no. rooflights and opens onto a raised patio area. A single-storey flat-roof store/garage and a free-standing wooden shed are located in the rear garden.
- 1.3. Works were ongoing on the adjoining 2-storey, semi-detached dwelling at No. 415 Clontarf Road at the time of the inspection, including a flat-roof single-storey extension to the rear which adjoins the shared boundary with the subject site. The neighbouring property to the north-east at No. 417 Clontarf Road is a 2-storey semi-detached dwelling, with a single-storey extension at the rear.

2.0 Proposed Development

- 2.1. The proposed development will consist of:
 - (1) the partial demolition of the existing dwelling (ground and 1st floor) to the front, side and rear, including the removal of the bay window to the front.
 - (2) the construction of a single-storey extension to the front with a flat roof / balcony over.
 - (3) a 2-storey extension to the side of the existing dwelling with a zinc clad dormer to the side at attic level.

(4) a 2-storey gable ended extension to the rear of the existing dwelling with a glazed central courtyard/light-well and a screened balcony to the rear garden at 1st floor level.

(5) 6 no. new skylights to the front and rear at attic level.

(6) new fenestration to the front elevation.

(7) internal alterations and deep retrofit upgrades throughout.

(8) a proposed single-storey detached ancillary family garden room & store in the rear garden; and,

(9) all associated landscaping, SuDS drainage and site works.

- 2.2. The proposed extension has a stated floor area of 172 m². The proposed development seeks to rearrange the internal accommodation by locating the bedrooms at ground floor level, with the living spaces above. It includes 4 no. en-suite double bedrooms and a cloak room/kitchenette at ground floor level. The 1st floor level will accommodate an open plan dining room/sitting room/library, a pantry, bathroom, kitchen, and snug area. Balconies are proposed at the rear 1st floor level leading from the kitchen and over the porch to the front of the property.
- 2.3. The proposed 2-storey extension to the side has a hipped roof profile, with a zinc-clad dormer structure fronting onto the side elevation of No. 417 Clontarf Road. No windows are proposed to the side elevation at 1st floor level. This element of the proposed development has a height of c. 5.7 m to eaves level and 8.523 m to roof level. The redesigned porch to the front of the dwelling has a flat roof, with an overall height of 3.648 m.
- 2.4. The proposed ground floor extension to the rear projects 4.5 m and 5.9 m beyond the existing building line adjacent to No. 415 Clontarf Road and No. 417 Clontarf Road respectively. The 1st floor element of the extension extends to 9.1 m adjacent to No. 415 Clontarf Road and 10.6 m adjacent to No. 417 Clontarf Road. It has a pitched roof profile (max. height of 7.945 m) and is gabled-ended onto the neighbouring residential properties. The extension is linked to the existing dwelling via a flat roof component (height of 5.9 m) which opens onto a small courtyard at ground floor level, with a void above at 1st floor level. The extension also has a flat

roof component over the proposed 1st floor balcony to the rear, with an overall height of 5.976 m at this location.

- 2.5. The proposed garden room is located at the rear of the site and has an overall height of 3 m and a stated floor area of 62 m². It will accommodate an office/study, a gym and games room, a bathroom and a storage room.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Dublin City Council issued Notification of the Decision to Grant Permission subject to 8 no. conditions on 12th January 2022.

- 3.1.2. Condition no. 3 requires the development to be amended as follows:

- (a) The proposed central window at 1st floor level to the front of the dwelling shall match the width of the existing smaller window at 1st floor level to the front. The revised central window shall be centrally positioned between the two larger square window opens to either side.
- (b) The balcony function to the rear 1st floor level shall be omitted. The development may omit the overhang and side screening to the proposed balcony space to allow additional daylight. The glazed doors to the rear 1st floor level shall be replaced by glazing panels.
- (c) The flat roof of the front and rear single-storey extensions shall not be used as a balcony, roof garden or for any other amenity purposes.
- (d) The side dormer shall be fully hipped to match the hipped roof profile of the dwelling. All the side dormer's elevations, fascia/soffits, rainwater goods, window frames, glazing bars, shall be finished in a dark colour to blend with the roof finish. White uPVC shall not be used.

Reason: In the interests of the visual and residential amenity of the area.

- 3.1.3. All other conditions are generally standard in nature.

3.2. **Planning Authority Reports**

3.2.1. **Planning Reports**

3.2.2. Basis of Planning Authority's decision.

3.2.3. **Other Technical Reports**

3.2.4. **Engineering Department Drainage Division:** No objection to the proposed development subject to conditions.

3.3. **Prescribed Bodies**

3.3.1. **Irish Water:** None received.

3.4. **Third Party Observations**

3.4.1. A total of 4 no. third party observations were made on the application by: (1) Daniel Waring, No. 419 Clontarf Road, Dublin 3, (2) Fergus & Carmel Wilson, No. 418 Clontarf Road, Dublin 3, (3) Kate & John Grey, No. 417 Clontarf Road, Dublin 3, and (4) Vincent & Úna Coyne, No. 415 Clontarf Road, Dublin 3.

3.4.2. The issues which are raised can be summarised as follows: (1) the proposed development is inappropriate in nature, height, scale and projection, (2) the gable wall of the rear 2-storey extension is very high, unsightly to neighbouring properties, will result in overbearing impacts and will set an unwelcome precedent, (3) overlooking from rear 1st floor balcony and 1st floor window overlooking the courtyard, (4) the rear extension will extend into the garden to a far greater distance than existing and planned neighbourhood developments, (5) overshadowing and loss of sunlight to the rear of No. 418 Clontarf Road, (6) loss of daylight to No. 417 Clontarf Road, (7) full drawings of the proposed development have not been provided, (8) overlooking of adjoining rear gardens from proposed garden room, (9) noise impacts to bedroom accommodation in adjoining property at No. 415 Clontarf Road from the proposed 1st floor living spaces.

4.0 **Planning History**

4.1. None.

4.2. Planning History in the Vicinity

- 4.2.1. **Planning Authority Reg. Ref. WEB1562/19:** Planning permission granted on 7th January 2020 for the removal of the existing garage; proposed bay window to ground and 1st floor to front elevation; reconfiguration of opes on south-west elevation; demolition of the existing flat roof extension to the rear; extension of existing bathroom at 1st floor level in line with existing bedroom no. 4; removal of existing chimney to rear; new flat roof tied to existing hip; proposed single-storey extension to rear with flat roof and parapet detail; internal modifications and all ancillary works at **No. 415 Clontarf Road, Dublin 3.**
- 4.2.2. The permitted extension had a depth of 5.3 m at ground floor level and 1.385 m at 1st floor level.
- 4.2.3. **Planning Authority Reg. Ref. WEB1471/21:** Planning permission granted on 16th August 2021 for the demolition of the 2-storey existing side and rear extensions and roof above, a new 2-storey side extension, new part 2-storey, part-single storey extension to the rear with Juliet balcony, new bay windows, porch, balcony and render to front, new roofline, new rooflights to front, side and rear, widening of existing vehicular entrance and new pedestrian entrance to road at **No. 417 Clontarf Road, Dublin 3.**
- 4.2.4. The permitted extension has a depth of 4.4 m at ground floor level adjacent to the boundary with the current appeal site and 6.36 m adjacent to No. 418 Clontarf Road. The stated internal dimension of the permitted 1st floor extension adjacent to the appeal site is 4.04 m.

5.0 Policy and Context

5.1. Dublin City Development Plan 2016-2022

5.2. Land Use Zoning

- 5.2.1. The site is subject to land use zoning "Z1" (Sustainable Residential Neighbourhoods) which has the objective "to protect, provide and improve residential amenities".

5.3. Alterations and Extensions

- 5.3.1. The policy regarding extensions and alterations to dwellings is set out in Sections 16.2.2.3 and 16.10.12 and Appendix 17 of the development plan. In general,

applications for planning permission to extend dwellings will only be granted where the planning authority is satisfied the proposal will: (1) not have an adverse impact on the scale and character of the dwelling, and (2) not adversely affect amenities enjoyed by the occupants of adjacent buildings in terms of privacy, access to daylight and sunlight.

5.3.2. Further guidance in relation to dormer extensions is set out in Section 17.11 of Appendix 17. When extending the roof, the following principles should be applied:

- The design of the dormer should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building.
- Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the original roof to remain visible.
- Any new window should relate to the shape, size, position and design of the existing doors and windows on the lower floors.
- Roof materials should be covered in materials that match or complement the main building.
- Dormer windows should be set back from the eaves level to minimise their visual impact and reduce the potential for overlooking of adjoining properties.

5.4. **Natural Heritage Designations**

5.4.1. None.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

6.1.1. Third party appeals have been lodged against Dublin City Council's Notification of the Decision to Grant Permission by: (1) Gilna Architecture on behalf of Kate and John Grey of No. 417 Clontarf Road, Dublin 3 who occupy the neighbouring semi-detached dwelling to the north-east of the appeal site, and (2) O'Donnell Partners Design & Building Consultancy on behalf of Vincent and Úna Coyne, No. 415 Clontarf Road, Dublin 3 who occupy the adjoining semi-detached dwelling.

6.1.2. The appeal submission from Vincent and Úna Coyne, No. 415 Clontarf Road can be summarised as follows:

- The proposed development does not conform to the subordinate approach for extensions as set out in Section 16.2.2.3 of the development plan. The works to the rear extend the depth of the existing dwelling by 10.6 m over 2 floors of accommodation.
- Overbearing outlook, privacy and noise issues.
- The 2-storey, gable-ended extension surpasses the original building line along the shared boundary, which impacts on the outlook from ground and 1st floor levels of the appellants' property and their private amenity space. This elevation would be 8 m in height when viewed from the appellant's property, which is considered excessive and unreasonable.
- Reduced internal floor levels within the appellants' property, results in a true height of 8.239 m to the side elevation of the proposed extension.
- The main and only direct access to the rear garden is via the proposed stairs from 1st floor level, which will become a high traffic zone. While the proposed 1st floor level balcony has been removed by way of condition, overlooking will continue to arise from this level.
- Overlooking from windows of proposed garden room due to an incline of 2 m in the site levels towards the rear boundary.
- Noise impacts on the appellants' 1st floor bedroom accommodation on foot of the proposed living space at 1st floor level. Adequate sound proofing should be provided at this level by way of condition.
- An underfloor void of c. 1m was discovered under the existing suspended timber floor at the appellants' property, and this may be replicated in No. 416 Clontarf Road. This space could be used to reduce the overall height and overbearing nature of the proposed extension.
- The conditions attached to the grant of permission do not address the oppressive nature of the proposed development, which is an unreasonable overdevelopment of the property, with no regard for the amenities of the neighbouring dwellings.

- The proposed 2-storey rear extension should be scaled back in height and depth.

6.1.3. The appeal submission includes letters of support from Daniel Waring & Ciara White of No. 419 Clontarf Road, Dublin 3 and Fergus & Carmel Wilson of No. 418 Clontarf Road, Dublin 3. No new issues have been raised.

6.1.4. The appeal submission from Kate and John Grey of No. 417 Clontarf Road can be summarised as follows:

- The proposed living space at 1st floor level has resulted in an extension which exceeds the normal 1st floor extensions in the adjacent houses, resulting in an overbearing volume.
- A complete set of planning drawings and a daylight/sunlight study have not been provided.
- The proposal would double the size of the dwelling and have an unacceptable impact on the amenities of the occupants of the adjacent dwellings in terms of privacy and access to daylight/sunlight.
- Condition no. 3 (c) of Planning Authority Reg. Ref. WEB1471/21 concerning the appellants' property requires that the parapet height of the ground floor extension shall not exceed 3.96 m above garden level to protect existing residential amenities. This requirement is entirely inconsistent with the granting of permission for a 2-storey, gable-ended rear extension of 9.1 m – 10.6 m with a pitched roof of 7.9 m. The proposed extension does not protect residential amenities.
- The rear extension, by reason of its height, mass and projection past the established 1st floor building line, dominates and appears overbearing and oppressing when viewed from the adjoining properties and would result in a loss of daylight and sunlight, in particular to No. 417 Clontarf Road (shadow images provided).
- The windows facing the internal courtyard overlook No. 417 Clontarf Road and should be made obscure.

6.1.5. The appeal submission includes letters of support from Daniel Waring & Ciara White of No. 419 Clontarf Road, Dublin 3 and Fergus & Carmel Wilson of No. 418 Clontarf Road, Dublin 3. No new issues have been raised.

6.2. Applicant Response

6.2.1. A response to the appeals was received from O'Neill Town Planning and Development Consultants on behalf of the applicants on 6th March 2022, which can be summarised as follows:

- The conditions imposed by the Planning Authority regarding the 1st floor balcony and the fenestration to the front are unnecessary and reduce the applicants' efforts to create an attractive living space at this level. In the event planning permission is granted by the Board, it is requested that these 2 elements of the proposed development be retained.
- The proposed development complies with the development plan and precedents for similar developments in the area. It represents a logical and sustainable development solution for this large suburban site.
- The proposed development has been sensitively designed to minimise impacts on the residential amenity of neighbouring properties.
- The proposed extension does not dominate the existing building and is of an overall shape and size which harmonises with the existing and adjoining dwellings.
- The proposed materials reflect those of the existing building and the proposed changes to the fenestration reflect the redesign of the building and the inclusion of living space at 1st floor level.
- The proposed development, which is primarily to the side and rear, will have no significant impact on the streetscape. It would not affect the character, architecture or design of other buildings on the street.
- The proposed development will not significantly affect the amenities enjoyed by neighbours in the adjacent buildings in terms of privacy and access to daylight and sunlight.

- The applicant accepts the requirement to remove the 1st floor balcony to the rear (condition 3b refers). As such, it is considered that the proposed development would not significantly affect the privacy of neighbouring properties, with no view of their patio spaces and only limited views towards the end of their gardens.
- The juxtaposition and orientation of the adjoining houses would suggest there will be no loss of daylight and a marginal reduction in sunlight during the solstices on foot of the proposed development.
- The proposed development is subordinate to the existing dwelling.
- The proposed car parking complies with development plan requirements.
- The impact of the proposed garden room on the neighbouring properties will be minimal. It will not be overbearing, will have no impact on daylight and sunlight, is ancillary and will not be used as a habitable space. It is proposed to construct a 2 m wall to avoid overlooking impacts.
- The applicant will make every effort to ensure the adjoining property will not be affected by noise from the proposed living accommodation at 1st floor level and will accept a condition regarding noise mitigation, if deemed necessary.

6.3. Planning Authority Response

6.3.1. None received.

6.4. Observations

6.4.1. None.

7.0 Assessment

7.1. I am satisfied that the main issues for consideration in this case include:

- Impact on Residential Amenity of Neighbouring Properties
- Fenestration and Dormer Window Treatments
- Appropriate Assessment

7.2. Each of these issues is addressed in turn below.

7.3. **Impact on Residential Amenity of Neighbouring Properties**

7.3.1. Third party appeals have been lodged by the owners of the adjoining semi-detached dwelling at No. 415 Clontarf Road and of the neighbouring property to the north-east at No. 417 Clontarf Road. Having regard to the nature and scale of the proposed development, comprising an extension to a residential property on a residentially zoned site, I am satisfied that the proposed development is acceptable in principle. The key consideration in this appeal case is the impact of the proposed development on these neighbouring properties as discussed further below.

- **Bulk and Scale**

7.3.2. The development plan policy in relation to residential extensions is set out in Section 16.10.12 of the Dublin City Development Plan 2016-2022, which states, inter alia, that extensions should be subordinate in scale to the main unit. The Planning Authority will only grant permission to extend dwellings where it is satisfied the proposed development would not have an adverse impact on the scale and character of the building and would not adversely affect the amenities enjoyed by the occupants of adjacent buildings.

7.3.3. Both appellants have raised concerns in relation to the bulk and scale of the proposed development. It is submitted that the proposed rear extension would appear overbearing and oppressive from the neighbouring properties, and that it should be reduced in height and depth.

7.3.4. The proposed extension is significant in scale, being two-storeys in height to the rear, with the overall development serving to increase the floor area of the house from 154 m² to 272 m². I also note that the subject site and the neighbouring sites at Nos. 415 and 417 Clontarf Road are generous in size, being approx. 10 m wide, with rear gardens which extend to more than 35 m in length.

7.3.5. The proposed rear extension projects 4.5 m and 5.9 m beyond the existing ground floor building line adjacent to No. 415 and No. 417 Clontarf Road respectively. In my opinion, an extension of this scale could be accommodated at the ground floor level without any significant negative impacts arising to the residential amenity of the neighbouring properties. I also consider that the proposed 2-storey extension to the

side and the single-storey extension to the front would be acceptable and would have no impact on the character of the existing dwelling, the streetscape or the amenities of the neighbouring dwellings.

- 7.3.6. The proposed 1st floor rear extension has a depth of 9.1 m adjacent to No. 415 Clontarf Road and extends directly along the shared boundary. It extends to 10.6 m adjacent to No. 417 Clontarf Road, at a set-back of 0.35 m from the shared boundary. It has a height of 7.945 m to roof apex level. The owners of No. 415 Clontarf Road submit that the gable elevation of the proposed rear extension would have an overall height of 8.239 m when viewed from their property, due to the difference in levels arising between both sites.
- 7.3.7. While I consider that the subject site can accommodate a 2-storey extension to the rear, in my opinion, the scale of development which is currently proposed is excessive and would result in significant overbearing impacts on Nos. 415 and 417 Clontarf Road on foot of its depth at 1st floor level, its proximity to the shared boundaries and the projection of its gable elevations. In my opinion, the proposed 1st floor extension cannot reasonably be described as subordinate in scale to the main unit as required under the development management standards of the development plan.
- 7.3.8. In reaching this conclusion I note that the proposed development accommodates 4 no. ensuite double-bedrooms and a kitchenette/cloak/storage room at ground floor level, and a sitting/dining room, library, kitchen, pantry, snug and bathroom at 1st floor level. While the applicant's requirement for additional accommodation is entirely reasonable, I consider that the site could readily accommodate a reconfigured extension which both meets this requirement and reduces its impact on Nos. 415 and 417 Clontarf Road. Thus, in my opinion, planning permission should be refused for the proposed development based on the overbearing impacts which would arise to the neighbouring properties on foot of the proposed 2-storey rear extension.

- **Overlooking**

- 7.3.9. The occupants of No. 415 Clontarf Road submit that overlooking will occur from the rear 1st floor level of the proposed extension and from the garden room due to the elevated nature of the rear portion of the subject site. The occupants of No. 417

Clontarf Road submit that the windows facing the internal courtyard to the side of the subject dwelling would overlook their property and should be made obscure.

- 7.3.10. I note that the rear balcony was omitted under condition no. 3 (b) of Dublin City Council's Notification of the Decision to Grant Permission on the basis of overlooking of the adjoining properties. This condition also permits the omission of the overhang and side screening to the proposed balcony to allow additional daylight to the rear elevation, and the replacement of the glazed door with glazing panels.
- 7.3.11. Given that this balcony serves the proposed living accommodation at 1st floor level and thus would likely be frequently used, I agree that its omission would be appropriate to avoid undue overlooking of the rear gardens of Nos. 415 and 417 Clontarf Road. This matter, including the revised elevational treatments in place of the balcony, can be addressed by condition should the Board decide to grant planning permission for the proposed development.
- 7.3.12. Condition no. 3 (c) requires that the flat roof of the front and rear single-storey extensions shall not be used for amenity purposes. I note that the applicants' agent has requested that the balcony space over the front porch be retained in the interests of maximising the amenity value of the 1st floor living accommodation. In my opinion, the flat roof over the porch should not be used as an amenity space given its proximity to the shared boundary with No. 417 Clontarf Road and the extent of overlooking which would arise. This matter can be addressed by condition should the Board decide to grant planning permission for the proposed development.
- 7.3.13. The owners of No. 417 Clontarf Road have requested that obscure glazing be provided onto the internal courtyard of the proposed development. I note that the ground and 1st floor level glazing panels are recessed from the side elevation of the property by 3.25 m. Given that the ground floor panel fronts onto the shared boundary, I consider that no overlooking of No. 417 Clontarf Road could occur at this level. The neighbouring property does not have any existing windows to the side at 1st floor level and having regard to the set back of the proposed glazing panel, I also consider that no undue overlooking would arise in this context. In addition, the 1st floor panel adjoins a circulation space between the proposed kitchen/sitting rooms, rather than a primary amenity space. Having regard to the foregoing, I do not consider that the provision of obscure glazing is warranted in this instance.

7.3.14. While the appellants' have raised concerns regarding the potential for overlooking from the proposed garden room, I note that no directly opposing relationship occurs with either of the neighbouring properties. I also note that the structure is single-storey in height, does not comprise habitable accommodation and is set-back by c. 27 m from the rear façades. As such, notwithstanding the raised level of the rear garden, I consider that the proposed garden room would be acceptable on the subject site and would have no significant negative impacts on the residential amenity of the adjoining properties.

- **Loss of Daylight/Sunlight**

7.3.15. The appellants submit that the proposed development will result in a loss of sunlight/daylight to their properties. In considering this issue, I note that the proposed rear extension is located to the north/north-east of the adjoining semi-detached dwelling at No. 415 Clontarf Road. As such, I do not consider that any significant loss of daylight/sunlight would arise in this context.

7.3.16. The proposed rear extension is located to the north-west of No. 417 Clontarf Road. The applicant has not submitted any daylight/sunlight assessment in support of the proposed development. The appeal submission from the owners of this neighbouring property includes shadow studies of the proposed development, but I note that the existing situation has not been modelled. In my opinion, the proposed development would result in some additional overshadowing/loss of daylight impacts on the rear façade and the immediately adjoining amenity space of this dwelling. However, given the extent of the remaining rear garden serving No. 417 Clontarf Road, I do not consider that it would be reasonable to refuse planning permission on this basis.

- **Noise Impacts**

7.3.17. The owners of No. 415 Clontarf Road have raised concerns in relation to the noise impacts which may arise to their 1st floor bedroom accommodation on foot of the applicant's proposal to provide living space at the 1st floor level of their property. In responding to the grounds of appeal, the applicant confirms they will accept a condition regarding noise mitigation if deemed necessary. In my opinion, this matter will be addressed separately under Building Regulations, and as such, the application of a condition in relation to noise mitigation would not be warranted.

7.4. Fenestration and Dormer Window Treatments

- 7.4.1. Dublin City Council's Planning Officer expressed concerns in relation to the two adjoining window openings at 1st floor level of the proposed front elevation, which were considered to have a disjointed appearance. The Planning Officer recommended that the central window be no wider than the existing smaller window at 1st floor level and be centrally positioned (condition no. 3 (a) refers). In my opinion, this amendment is unnecessary and unreasonable given that the 2 no. adjoining windows reflect the dimensions of the third window which is proposed at the 1st floor level and that proposed at ground floor level. I further note that the existing building is not a Protected Structure and is not located in an Architectural Conservation Area.
- 7.4.2. The Planning Officer also considered that the side dormer structure should have a fully hipped roof profile, rather than the flat roof proposed (condition no. 3 (d) refers). In my opinion, this amendment is also unreasonable and unnecessary, having regard to the size of the dormer structure and its location, being set back from the primary façade of the dwelling.
- 7.4.3. Thus, in the event the Board grants planning permission in this instance, I consider that the arrangement of the 1st floor windows on the front elevation and the roof profile of the side dormer structure would be acceptable and would have no negative impacts on the appearance or character of the dwelling, any neighbouring property, or the streetscape at this location.

7.5. Appropriate Assessment

- 7.5.1. Having regard to the nature and scale of the proposed development, comprising a residential extension to an existing dwelling on a serviced site in an urban area, and its location relative to Natura 2000 sites, no appropriate assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect, either individually or in combination with other plans or projects, on a European site.

8.0 Recommendation

- 8.1. I recommend that planning permission be refused for the proposed development.

9.0 Reasons and Considerations

- 9.1. Having regard to the massing, bulk and scale of the proposed 2-storey rear extension, including its depth and proximity to the site boundaries, it is considered that the proposed development would have a significant overbearing impact on the neighbouring dwellings at No. 415 Clontarf Road and No. 417 Clontarf Road, and would seriously injure the residential amenities of these properties. Thus, the proposed development would be contrary to the development standards for extensions and alterations to dwellings as set out in Section 16.10.12 of the Dublin City Development Plan 2016-2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Louise Treacy
Planning Inspector

31st March 2022