



Development	Retention permission for alterations to elevations granted under 00500. Permission for alterations to the front elevation, including single storey flat roof extension.
Location	3 Páirc an Chroisire, Ballynagaul More, An Rinn, Dungarvan, Co. Waterford, X35 Y164.
Planning Authority	Waterford City and County Council
Planning Authority Reg. Ref.	211091
Applicant(s)	Libby and John Murphy
Type of Application	Permission and Retention Permission
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Declan Walsh
Observer(s)	None
Date of Site Inspection	28 th October 2022

Inspector

Emer Doyle

1.0 Site Location and Description

1.1. The application site is located within a small cul de sac of 6 No. detached dwellings in Pairc an Chroaire housing estate, Ring, Co. Waterford. The houses are in a horseshoe shape and the sites are large and well maintained with extensive views of Dungarvan Bay. The site has a stated area of 0.11 hectares.

2.0 Proposed Development

2.1. The proposed development comprises the retention of alterations to the east and west elevations including an additional window, rooflights and changes to windows granted under 00500.

2.2. Permission is also sought for an extension to the front of the dwelling together with 3 rooflight windows (2 No. in lieu of existing dormer windows), and the enlargement of 2 No. existing windows.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The Planning Authority granted permission subject to 5 No. Conditions. All conditions are of a standard nature for a development of this type.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The planner's report had no objection to the retention or permission elements of the development. It was considered that the development would not give rise to any material planning consideration in terms of impact on residential amenity/ undue overlooking etc.

3.2.2. Other Technical Reports

- None.

3.3. **Prescribed Bodies**

- None.

3.4. **Third Party Observations**

A total of 3 No. third party submissions were made to the Planning Authority. The issues raised are similar to those raised in the grounds of appeal.

4.0 **Planning History**

None relevant.

5.0 **Policy Context**

5.1. **Development Plan**

The relevant County Development Plan is the Waterford City and County Development Plan 2022-2028.

Volume 2 Development Management Standards Section 4.9 relates to House Extensions. Objective DM 11 is relevant in this regard.

The site is within the settlement boundary of An Rinn/ Ring and is zoned RS – 'Existing Residential'.

The site is visible from the R674 which is a designated scenic route at this location - Section 5.1 (Route 7). Appendix 8 Landscape and Seascape Character Assessment.

5.2. **Natural Heritage Designations**

5.2.1. None relevant.

5.3. **EIA Screening**

5.3.1. Having regard to the nature and scale of the proposed development in a serviced urban area 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.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. The grounds of appeal can be summarised as follows:

- Concern regarding overlooking.
- The extension would be very prominent and would set an undesirable precedent for the erosion of the established character of the immediate development.
- Proposed finishes would lead to undesirable elements of building character being introduced into the existing development.

6.2. Applicant Response

6.2.1. The response submitted on behalf of the applicant can be summarised as follows:

- The appeal outlines no new issues that were not previously considered by Waterford County Council.
- The dwelling is not a protected structure nor forms part of a streetscape of distinctive character.
- There are no overall increases in height or overlooking or invasion of privacy.
- The extension provides for a modest increase in floor area only.

6.3. Planning Authority Response

- None.

6.4. Observations

- None.

7.0 Assessment

7.1. Having inspected the site and associated documents, the main issues raised can be assessed under the following headings:

- Impact on Residential and Visual Amenities
- Appropriate Assessment

7.2. Impact on Residential and Visual Amenities

7.2.1. The primary issues raised in this appeal relate to concerns regarding impacts on the residential amenities of the adjacent dwelling at No. 2 to the west of the development and impacts on the visual amenities of the area. The appellant considers that the design proposed of the extension with wraparound window would overlook his property and have an overbearing impact. Furthermore, it is considered that the extension in terms of design and materials would lead to haphazard pockets of poor features being introduced into the area leading to undesirable elements of building character being introduced into an established housing estate.

7.2.2. In terms of overlooking, I note that whilst there is a level difference of c. 2m between the finished floor area of both dwellings, the main area of contention is a ground floor wrap around window to the front and side of the proposed extension. The sitting room extension is minimal in size of c. 12m² and 3.9m in height and I concur with the planning report which considers that the development would not give rise to any material planning considerations in terms of impact on residential amenity or undue overlooking. In addition, I note that there is already mature planting in place within the appellant's boundary at this location which affords the appellant a high level of privacy.

7.2.3. In relation to the concerns raised regarding the impact on the established character of the area, I note that there is already variation in the designs of houses within the horseshoe at this location with 4 No. dormer dwellings and 2 No. bungalows. Having regard to the residential zoning of the site and the precedent set in the area, I consider that the principle of development is acceptable at this location. I am of the view that the extensions proposed are modest in size and design.

- 7.2.4. In terms of the visual impact of the proposed extension, I noted on the site inspection that there is a very wide variety of different types of extensions and dwelling types in the town of Ring and its immediate surroundings. I noted on the inspection that the dwellings within the horseshoe have similar features and finishes with the use of brick being a common element. I note that the proposed extension is more modern in style and introduces new finishes including stone and zinc, together with the replacement of two existing dormer windows to the front with rooflights and the rendering over the existing brick finish.
- 7.2.5. I consider that the design proposed is attractive and of high quality with minimal impact on the visual amenities of the area. I do not consider it to be a departure from the established character but rather something that is to be expected in a residential area of this age.
- 7.2.6. The Planning Authority report concludes that ‘the proposed works will undoubtedly alter the appearance of the house within the context of the estate, however, I do not consider that this will negatively impact on the remaining houses within the estate or impact on their visual or residential amenity. On balance, I consider it appropriate to allow changes to the front elevation within the context of the overall estate.’
- 7.2.7. I concur with this view and consider that the proposed development does not represent a deviation from the design of existing dwellings at this location. I would note that this is a suburban type housing estate in the serviced village of Ring and the dwellings are not protected structures or of architectural heritage value. I note that the estate is located in close proximity to a designated scenic route and would be somewhat visible from this route (Section 5.1 - Route 7 - Appendix 8 Landscape and Seascape Character Assessment), however having regard to the angle of the property, and the distance of over 100m from the route, I consider that the proposed development would not have an adverse visual impact on this route. As such, I am satisfied that the proposed design is a modest intervention and would have no significant adverse visual impact at this location.

7.3. **Appropriate Assessment**

- 7.3.1. Having regard to the nature of the development, its location within a serviced urban area, and the separation distance to any European site, 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 permission in accordance with the following conditions.

9.0 Reasons and Considerations

Having regard to the pattern of development and character of the general area and to the nature and scale of the proposed development together with the development proposed to be retained, and to the provisions of the Waterford City and County Development Plan 2022- 2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1. The development shall be retained and carried out 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.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. 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.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Emer Doyle
Planning Inspector

17th November 2022