



An  
Bord  
Pleanála

## Inspector's Report ABP-313310-22

### Development

Demolition of the existing single storey side extension and portions of rear wall; the construction of a single storey rear/side extension; a single storey front porch extension; skylights to the rear and side; external wall insulation to existing house; and associated works

### Location

61 Abbeyfield, Killester, Dublin 5

### Planning Authority

Dublin City Council

### Planning Authority Reg. Ref.

1033/22

### Applicant(s)

Jenny and Conor Nolan

### Type of Application

Permission

### Planning Authority Decision

Grant

### Type of Appeal

First Party

### Appellant(s)

Jenny and Conor Nolan

### Observer(s)

None

**Date of Site Inspection**

08/09/2022

**Inspector**

Lorraine Dockery

## 1.0 Site Location and Description

1.1. The subject property is a single storey semi-detached dwelling located within a planned estate built during the interwar years.

## 2.0 Proposed Development

2.1. Permission is sought for demolition of the existing single storey side extension and portions of rear wall; the construction of a single storey rear/side extension; a single storey front porch extension; skylights to the rear and side; external wall insulation to existing house; and associated works.

## 3.0 Planning Authority Decision

### 3.1. Decision

The planning authority decided to GRANT permission subject to 11 conditions.

Condition No. 3 is as follows:

3. The proposed exterior front wall insulation shall be omitted in its entirety.

Reason: To protect the visual amenities, appearance and character of this important residential conservation area.

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Reports

The main points of the planner's report include:

- The houses themselves are not of exceptional architectural merit and the conservation value is mainly in their historical cultural significance and in the placement of the groups of houses along the street and the relationship between the mature planting and the houses
- Changes to the front facades of these houses such as with fitting of external insulation would result in an exterior which would be a facsimile of the original

finish and appearance and so much of the architectural character of the house would be lost.

- Were a series of these houses carry out similar works the merit of the Z2 streetscape would also be lost.
- Individually and cumulatively exterior front wall insulation should be discouraged.

### 3.2.2. Other Technical Reports

Drainage Division- no objections, subject to conditions

## 4.0 **Planning History**

No planning history for this site.

## 5.0 **Policy and Context**

### 5.1. **Development Plan**

The Dublin City Development Plan 2016-2022 is the operative Development Plan for the area.

Zoning: 'Objective Z2' which seeks 'to protect and/or improve the amenities of residential conservation areas'.

Appendix 24 deals with Buildings in Conservation Areas.

### 5.2. **Natural Heritage Designations**

None

### 5.3. **EIA Screening**

Having regard to the nature and scale of the development proposed, the site location within an established built-up urban area which is served by public infrastructure and outside of any protected site or heritage designation, the nature of the receiving environment and the existing pattern of residential development in the vicinity, and the separation distance from the nearest sensitive location, 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**

The main points of the appeal are:

- Appeal against Condition No. 3 only
- House very old and in need of modernisation- aiming to create a comfortable and sustainable house in line with Government policy
- Internally insulating would mean that existing small rooms would become even smaller; increased risk to health from mould and condensation from internal insulation
- Aim to upgrade house in sensitive way that complements area
- Considers that external insulation would not materially affect the external appearance of the house so as to render its appearance inconsistent with the character of the house or of neighbouring houses
- Cites example where permission was granted nearby for proposal which included for external insulation (Ref. WEB1094/20)

### **6.2. Planning Authority Response**

None

### **6.3. Observations**

None

### **6.4. Further Responses**

None

## 7.0 Assessment

7.1. I have read all documentation attached to this file including inter alia, the appeal, the report of the Planning Authority, in addition to having visited the site. This is an appeal against Condition No. 3 of the decision to grant permission of Register Reference WEB1033/22, which issued from the planning authority on 14<sup>th</sup> March 2022. In this regard, I consider it is appropriate that the appeal should be confined to Condition No. 3 only and I am satisfied that the determination by the Board of this application as if it had been made to it in the first instance would not be warranted and that it would be appropriate to use the provisions of Section 139 of the 2000 Act in this case.

7.2. Condition No. 3 states:

The proposed exterior front wall insulation shall be omitted in its entirety.

**Reason:** To protect the visual amenities, appearance and character of this important residential conservation area.

7.3. The primary issues, as I consider them relate to impacts of the proposed exterior front wall insulation on the visual amenities, appearance and character of this residential conservation area.

7.4. I note the following:

- The subject site is located within an area zoned 'Objective Z2' which seeks to protect and/or improve the amenities of residential conservation areas. It is stated in the Planner's Report that this a planned estate built during the interwar years for returning servicemen and their families.
- I note that the conservation value of this area is mainly in its historical cultural significance and in the placement of the groups of houses along the street, together with the relationship between the mature planting and the houses.
- Notwithstanding this, many of the properties have been altered over time. During my site visit, I note smooth render, pebble dash and brick finish to front elevations within the immediate vicinity. Others have constructed relatively

large extensions or porches to front. Some retain the historical quoins and other original features, others do not.

- While I accept the cultural significance of the area, I consider that the impact on the visual amenities of the area as result of the application of external insulation would not be so great as to warrant a refusal of permission. The proposed external insulation would not impact upon the placement of buildings within the area or the relationship between mature planting and the houses.
- I consider that the impact on the character or appearance of this conservation area would not be negatively impacted upon to such an extent by the provision of external insulation as to warrant its removal from the proposed development.

7.5 I am satisfied that the proposed development is in accordance with the zoning objective of the City Development Plan, is in keeping with the pattern of development in the area and is in accordance with the proper planning and sustainable development of the area. Having regard to the nature of the condition the subject of the appeal and based on the reasons and considerations set out below, I am satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and recommend that the said Council be directed under subsection (1) of Section 139 of the Planning and Development Act, 2000 to OMIT Condition No. 3

## 8.0 **Appropriate Assessment Screening**

8.1 Having regard to the nature and scale of the proposed development, the location of the site within an adequately serviced urban area, the physical separation distances to designated European Sites, and the absence of an ecological and/ or a hydrological connection, the potential of likely significant effects on European Sites

arising from the proposed development, alone or in combination effects, can be reasonably excluded.

## 9.0 Recommendation

9.1 In view of the foregoing, it is recommended to OMIT Condition No. 3 of Register Reference WEB1033/22

## 10.0 Reasons and Considerations

10.1. Having regard to the provisions of the provisions of the Dublin City Development Plan 2016-2022 and to the nature, form, scale and design of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed omission of Condition Number 3 attached to the grant of permission under planning register reference number WEB1033/22 would not seriously injure visual amenities, established character or appearance of the area and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

## 11.0 Conditions

1.	The development shall be in accordance with Condition No.s 1 – 11 attached to the grant of permission under P. A. Reg. Ref: WEB1033/22 on 14th March, 2022 except as may otherwise be required in order to comply with the following conditions.  <b>Reason:</b> In the interest of clarity
2.	Condition No. 3 attached to the grant of permission under P. A. Reg. Ref. WEB1033/22 on 14th March, 2022 shall be omitted.  <b>Reason:</b> In the interest of clarity



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Lorraine Dockery  
Senior Planning Inspector

12<sup>th</sup> September 2022