



An
Bord
Pleanála

Inspector's Report ABP315787-23

Development	Conversion of existing attic space and dormer extension to the rear
Location	2 Westway Rise, Blanchardstown, Dublin 15
Planning Authority	Fingal County Council
Planning Authority Reg. Ref.	FW22A/0270
Applicant(s)	Ian Coleman
Type of Application	Retention Permission
Planning Authority Decision	Refuse retention permission
Type of Appeal	First v refusal
Appellant	Ian Coleman
Observer(s)	none
Date of Site Inspection	30 th May 2023
Inspector	Brendan McGrath

1.0 Site Location and Description

1.1. The site is a two-storey semi-detached house, with front and back gardens, in Blanchardstown, Dublin

2.0 Proposed Development

2.1. The proposal is to retain a converted attic space and a large dormer structure to the rear. The dormer is 4.9m wide and 3.9m deep and covers most of the rear roof. The room is used as a bedroom.

3.0 Planning Authority Decision

3.1. Decision

Refuse retention permission for 1 reason:-

The proposed development by reason of its width, scale and bulk would contravene materially Objective PM46, in respect of domestic extensions and Objective DMS41, in respect of domestic extensions, of the Fingal County Development Plan 2017-2023, would adversely impact the visual and residential amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area

3.2. Planning Authority Reports

3.2.1. Planning Reports

3.2.2. The planner's report forms the basis of the council's decision. Refusal recommended on the basis of adverse impact on visual amenities and contrary to proper planning and sustainable development:-

- Contrary to design guidance in county development plan 2017-2023
- The excessive bulk of the dormer element

- The window of the dormer would be only 21.6m from directly opposing houses on Westway Park

In respect of AA the planner concluded that there was no likelihood of significant impact on any European site. In respect of EIA the planner concluded that significant environmental effects are likely to arise and there was therefore no requirement for an EIA

3.2.3. Other Technical Reports

none

4.0 Planning History

None on the site but

FW21B/0069 permission for dormer type extension to nearby house with condition that total width of dormer would be 3m and structure would be at least 300mm below ridge height

5.0 Policy and Context

5.1. Development Plan

The relevant development plan is the Fingal County Development Plan 2023-2029, which came into effect in April 2023, and which replaces the plan referred to by the appellant and council. The design guidance is more comprehensive than in the previous plan but essentially the same approach and principles apply

5.2. Natural Heritage Designations

None relevant

5.3. **EIA Screening**

5.4. Having regard to the nature and modest scale of the proposed development, its location in a built-up urban area and the likely emissions therefrom it is possible to conclude that the proposed development is not likely to give rise to significant environmental impacts and the requirement for submission of an EIAR and carrying out of an EIA may be set aside at a preliminary stage.

6.0 **The Appeal**

6.1. **Grounds of Appeal**

The appeal is lodged on behalf of the first party and the grounds raised are as follows:-

- There are several precedents in the locality including FW21B/0069 in Westway
- There is no alteration in the view from the public road,
- The separation from the house to the rear is about 22metres
- There were no 3rd party objections

6.2. **Planning Authority Response**

The council has reiterated its reason for refusing retention but requesting a financial contribution condition be attached in the event of a grant.

6.3. **Observations**

There are no observations

7.0 **Assessment**

7.1. The only issue arising is design and impact on residential amenity. The proposal involves a very large dormer element compared to the size of the roof. While the appellant/first party draws attention to a number of dormer extensions that have been built in the area, he only lists one permission in Westway itself. That grant of

permission included a condition requiring the dormer to have a maximum width of 3m and to be at least 300mm below the ridge of the roof. That condition contrasts with the proposal, which is level with the roof ridge and 4.9m wide. I also consider that, in this instance, the overlooking of houses to the rear is significant.

7.2. **Appropriate Assessment Screening**

7.3. Having regard to the nature and scale of the proposed development, the nature of receiving environment as a built up urban area and the distance from any European site/the absence of a pathway between the application site and any European site it is possible to screen out the requirement for the submission of an NIS and carrying out of an EIA at an initial stage.

8.0 **Recommendation**

8.1. I recommend that planning permission to retain be refused for the reason and considerations set out below.

8.2. I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way

9.0 **Reasons and Considerations**

Having regard to the pattern of development in the area, the scale of development carried out and the design guidance in the Fingal County Development Plan 2023-2029, it is considered that the dormer extension, by reason of its scale and bulk seriously injures the residential amenities and depreciates the value of adjoining properties by reason of visual obtrusion and overlooking. The development would set an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.

Brendan McGrath
Planning Inspector

14th June 2023