



An  
Bord  
Pleanála

## Inspector's Report ABP-315989-23

<b>Development</b>	Addition of Dormer to rear roof of existing attic conversion - non habitable storage space, proposed new roof windows to front roof all with associated ancillary works.
<b>Location</b>	182 Corrib Road, Terenure, Dublin 6w
<b>Planning Authority</b>	Dublin City Council.
<b>Planning Authority Reg. Ref.</b>	WEB2130/22.
<b>Applicant(s)</b>	Julie O' Connor.
<b>Type of Application</b>	Permission.
<b>Planning Authority Decision</b>	Grant with Conditions.
<b>Type of Appeal</b>	First Party v Condition
<b>Appellant(s)</b>	Julie O' Connor.
<b>Observer(s)</b>	None.
<b>Date of Site Inspection</b>	31 <sup>st</sup> of May 2023.
<b>Inspector</b>	Adam Kearney.

## 1.0 Site Location and Description

182 Corrib Road is a mid-terrace gable fronted 2 storey dwelling. It is located on a street likely dating back to the 1960's and has a tiled pitched roof and a dashed exterior finish. Corrib Rd is located 300m north of Terenure village and circa 4km south of Dublin City Centre.

## 2.0 Proposed Development

Addition of Dormer to rear roof of existing attic conversion - non habitable storage space, proposed new roof windows to front roof all with associated ancillary works.

## 3.0 Planning Authority Decision

- 3.1. The Planning Authority granted permission for the proposed development subject to compliance with 8 no. conditions.

Condition No. 2. The development hereby approved shall incorporate the following amendments:

- a) The dormer window shall be set down at least 250mm from the ridgeline of the existing roof structure.
- b) The external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish,
- c) All fascia/soffits; rainwater goods, window frames glazing bars shall be finished in a dark colour so as to blend with the existing roof. Any downpipes shall be located on the side dormer's rear elevation.

**Reason:** In the interests of orderly development and visual amenity.

### **3.2. Planning Authority Reports**

- 3.2.1. The Planning Report from Dublin City Council dated 13<sup>th</sup> of February 2023 forms the basis for the decision. The report provides a description of the appeal site and surrounds and provides an overview of the proposed development and the policies that are applicable to the development proposal. The Planning Authority note that principle of the development proposed is acceptable at this location, however, concerns are highlighted with respect to the proximity of the dormer window to opposing houses to the rear on Melvin Road. Revisions to the design of the structure are recommended by way of condition which entailed a set down from the ridge of 250mm. A grant of permission was recommended within the Planning Report subject to compliance with 8 no. conditions with Condition 2 detailing the revisions required.

#### **3.2.2. Other Technical Reports**

Drainage Division: Report dated 19th January 2023. No objection subject to conditions.

### **4.0 Planning History**

No Planning History on subject site

Adjacent Property with similar proposal LA Ref. WEB3112/23 granted with conditions and under first party appeal v condition (ABP-31629-23)

### **5.0 Policy and Context**

#### **5.1. Development Plan**

Dublin City Development Plan 2022-2028 applies with the site zoned Z1 '*To protect, provide and improve residential amenities*' - Appendix 18: 'Ancillary Residential Accommodation' provides guidance in relation to dormer window development and general development involving residential roof structures.

Section 4.0 Alterations at Roof Level/ Attics/ Dormers/ Additional Floors

The roofline of a building is one of its most dominant features and it is important that any proposal to change the shape, pitch or cladding of a roof is carefully considered. Alterations at roof level can include the conversion of an attic space and inclusion of dormer windows or the provision of an additional storey modifying the roof profile entirely. The following criteria will be considered in assessing alterations at roof level:

- Careful consideration and special regard to the character and size of the structure, its position on the streetscape and proximity to adjacent structures.
- Existing roof variations on the streetscape.
- Distance/ contrast/ visibility of proposed roof end.
- Harmony with the rest of the structure, adjacent structures, and prominence.

#### Section 5.0 Attic Conversions / Dormer Windows

The conversion of attic spaces is common practice in many residential homes. The use of an attic space for human habitation must be compliant with all of the relevant design standards, as well as building and fire regulations. Dormer windows, where proposed should complement the existing roof profile and be sympathetic to the overall design of the dwelling. The use of roof lights to serve attic bedrooms will be considered on a case-by-case basis. Where it is proposed to extend the ridge height to accommodate an increased floor-to ceiling height, the design should avoid an overly dominant roof structure. The proposed scale of the roof should retain similar proportions to the building where possible. Dormer windows may be provided to the front, side or rear of a dwelling. Guidelines for attic conversions and the provision of dormer windows is set out as follows:

- Use materials to complement the existing wall or roof materials of the main house.
- Meet building regulation requirements.
- Be visually subordinate to the roof slope, enabling a large proportion of the original roof to remain visible.

- Relate to the shape, size, position and design of the existing doors and windows on the lower floors.
- Be set back from the eaves level to minimise their visual impact and reduce the potential for overlooking of adjoining properties.
- In the case of a dormer window extension to a hipped/ gable roof, ensure it sits below the ridgeline of the existing roof.
- Where a side dormer is proposed, appropriate separation from the adjoining property should be maintained.
- Side dormers should be set back from the boundary.

## 5.2. **Natural Heritage Designations**

None in the vicinity of the site

## 5.3. **EIA Screening**

- 5.4. The proposed development involves minor alterations to an existing dwelling and is not one to which Schedule 5 of the Planning and Development Regulations, 2001, as amended, applies and therefore, 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 space will not be usable space if the dormer is dropped to 5 feet.
- There is a very strong precedent of Dormers built from the ridge. (Supporting aerial pictures included)

## 6.2. **Planning Authority Response**

- None

### 6.3. Observations

- None

### 6.4. Further Responses

None

## 7.0 Assessment

From my assessment of the file and inspection of the site. It is my view that the key planning issues for this appeal relate to issues raised in the grounds of appeal and which applies solely to Condition No.2.

- 7.1. I am satisfied that the development is otherwise in accordance with the proper planning and sustainable development of the area, and that the determination by the Board of the application as if it had been made to it in the first instance would not be warranted. My assessment will therefore be limited to the matters raised in relation to the terms of the Condition, pursuant to the provisions of Section 139 of the Planning and Development Act 2000 (as amended).
- 7.2. The dormer frame is proposed to extend flush from the ridge line of the existing dwelling and would not be directly visible from Corrib Road to the east, a design response which is consistent with Appendix 18 (4.0 & 5.0) of the current CDP. The structure is wholly contained within the rear roof profile, and I am satisfied that it will not represent a visually obtrusive feature when viewed from the amenity areas of the properties contiguous or from Melvin Road to the north-east. It is noted that one of the properties to the rear at No. 39 Melvin Rd has constructed a similar dormer window to that proposed here.
- 7.3. The rear dormer structure is modest in scale and integrates satisfactorily into the main roof. In this regard, I am satisfied that the development as proposed is acceptable and in accordance with the pertinent policy of the Dublin City Development Plan, 2022-2028. Accordingly, I recommend that Condition No. 2 be revised with subsection 2(a) omitted.

**Condition No. 2.** The development hereby approved shall incorporate the following amendments:

- a) The external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish,
- b) All fascia/soffits; rainwater goods, window frames glazing bars shall be finished in a dark colour so as to blend with the existing roof. Any downpipes shall be located on the side dormer's rear elevation.

**Reason:** In the interests of orderly development and visual amenity.

#### 7.4. **Appropriate Assessment**

The proposed development is located within an established urban area and comprises a minor roof alteration with no expansion of the structure footprint proposed. There are no European sites within the zone of influence of the proposed development. Having regard to the small scale and limited nature of the development, its location in a serviced urban area and the absence of a pathway to any European site, it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### 8.0 **Recommendation**

- 8.1. I recommend that Condition No. 2 be revised with subsection 2(a) omitted.

**Condition No. 2.** The development hereby approved shall incorporate the following amendments:

- a) The external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish,
- b) All fascia/soffits; rainwater goods, window frames glazing bars shall be finished in a dark colour so as to blend with the existing roof. Any downpipes shall be located on the side dormer's rear elevation.

**Reason:** In the interests of orderly development and visual amenity.

## 9.0 Reasons and Considerations

Having regard to the nature and scale of the proposed development, the 'Z1' zoning for the site, the provisions of the Dublin City Development Plan, 2022-2028 and subject to compliance with conditions, it is considered that, the proposed roof alterations inclusive of dormer structure as originally proposed would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 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.

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Adam Kearney  
Planning Inspector

3<sup>rd</sup> July 2023