



An
Bord
Pleanála

Inspector's Report

ABP-316293-23

Development	Conversion of attic with all associated site works
Location	184, Corrib Road, Terenure, Dublin 6W, D6W KT93
Planning Authority	Dublin City Council South
Planning Authority Reg. Ref.	3112/23
Applicant(s)	Iliane Perdu-Rouhouse & Laurant Domerage
Type of Application	Permission
Planning Authority Decision	Grant with Conditions
Type of Appeal	First Party
Appellant(s)	Iliane Perdu-Rouhouse & Laurant Domerage
Observer(s)	None
Date of Site Inspection	5 th June 2023
Inspector	Mary Crowley

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1.0 Site Location and Description

- 1.1. The appeal site with a stated area of 137.81sqm comprises a two-storey terraced house (88.06sqm). The general area is characterised as established residential. The streetscape in the vicinity of the subject site is characterised by dwellings of similar style and appearance. A set of photographs of the site and its environs taken during the course of my site inspection is attached. These serve to describe the site and location in further detail.

2.0 Proposed Development

- 2.1. Permission is sought for the conversion of an existing attic space (20.78sqm) comprising of modifications of existing roof structure, new access stairs, 1 no roof window to the front and flat roof dormer to the rear.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. DCC issued notification of decision to grant permission subject to 9 no conditions. Condition No 2 is relevant to this appeal as follows:

Prior to commencement of development, the applicant shall submit a revised set of drawings, for the written agreement of the Planning Authority, to show the following amendments:

- a) The width of the rear dormer window shall not exceed 3.2 metres wide externally.*
- b) The dormer window shall be set down at least 250mm from the ridgeline of the existing roof structure.*
- c) The external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish.*

Reason: *In the interests of visual amenity and in the interests of residential amenity.*

3.2. **Planning Authority Reports**

3.2.1. Planning Reports

The **Case Planner** recommended that permission be granted subject to conditions. The notification of decision to grant permission issued by DCC reflects this recommendation.

3.2.2. Other Technical Reports

Drainage Division – No objection subject to conditions

3.3. **Prescribed Bodies**

3.3.1. None

3.4. **Third Party Observations**

3.4.1. None

4.0 **Planning History**

4.1. There is no evidence of any previous appeal at this site. there was a recent appeal on the adjoining site that may be summarised as follows:

ABP 315989 (WEB2130/22) – DCC granted planning permission for a dormer to rear roof of attic conversion and roof windows to front roof and all associated ancillary work at 182 Corrib Road, Terenure, Dublin 6W, D6W KT44 subject to conditions. The decision is the subject of a first party appeal. It is due to be decided on 11th July 2023. It is noted that DCC attached the following condition:

Condition 2 states:

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 re elevation.

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

5.0 Policy Context

5.1. Development Plan

5.1.1. The operative plan for the area is the **Dublin City Development Plan 2022 – 2028**. The subject site is zoned Z1 with the objective “to protect, provide and improve residential amenities”. Relevant Sections of the Development Plan are as follows:

- Section 4.0 (Appendix 18) Alterations at Roof Level/ Attics/ Dormers/ Additional Floors
- Appendix 18 - Attic Conversions / Dormer Windows

5.2. Natural Heritage Designations

5.2.1. The appeal site is not located in or immediately adjacent to a European Site

5.3. EIA Screening

5.3.1. Having regard to the nature and scale of the proposed development, there is no real likelihood of significant effects on the environment. 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 first party appeal has been prepared and submitted by the applicants agent and may be summarised as follows:

- This is a first party appeal against Condition No 2 only

- There are many examples of attic conversions throughout Dublin City Council and in the Dublin 6 and Dublin 6W areas. These vary from standard conversions, gable raises, side dormers and rear dormers.
- Corrib Road itself has a mix of house styles and many of the houses that have been extended over the years have a mixture of single storey extensions and two storey extensions.
- Planning permission for dormers are quite common along Corrib Road with varying conditions in relation to the planning decisions. The following examples are attached: Reg Ref 3015/22, Reg Ref WEB1466/20, Reg Ref WEB1269/16, Reg Ref WEB1170/15
- There are similar examples of this on the surrounding roads in the area including Mount Tallant Avenue.
- The front vista of the house was not altered, and the dormer is not visible from the front.
- There were no observations in relation to this Planning Application
- DCC added conditions to this decision which are not directly in line with all the previous planning conditions along Corrib Road. Requested that this condition is overturned.

6.2. Planning Authority Response

6.2.1. None

6.3. Observations

6.3.1. None

6.4. Further Responses

6.4.1. None

7.0 Assessment

- 7.1. Further to my examination of the planning file and the grounds of appeal that relate to one condition only i.e. Condition No. 2 of the notification of decision of the planning authority to grant permission, and having assessed the documentation and submissions on file, I consider it is appropriate that the appeal should be confined to this single condition.
- 7.2. Accordingly, I am satisfied that the determination by the Board of this application as if it had 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.
- 7.3. **Condition No 2**
- 7.3.1. A set out above condition No 2 required that the (a) width of the rear dormer window shall not exceed 3.2 metres wide externally, (b) that the dormer window be set down at least 250mm from the ridgeline of the existing roof structure and that the (c) the external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish in the interests of visual amenity and in the interests of residential amenity.
- 7.3.2. I have noted the contents of the appeal, the detailed consideration of the local authority planner as set out in their report and together with examples of similar developments in the immediate area. While I am satisfied that the applicant has reconciled the desire to maximise accommodation with the objective of maintaining the visual amenities and architectural character of the parent building and wider residential area I share the Case Planners concerns with regard to the width of the proposed rear dormer. I refer to Table 18.1 Dormer Window Guidance, Appendix 18 of the Development Plan where it states that attic conversion should *avoid extending the full width of the roof or right up to the gable ends*. While the proposed scheme does not extend for the full width of the roof it remains that the proposed dormer is excessive and would dominate the rear roof. To provide greater set back from adjoining properties I agree with the approach taken by the local authority that the width of the dormer be reduced to 3.2m. Accordingly, it is recommended that Condition No 2(a) remain.
- 7.3.3. I am satisfied that the rear dormer window does not extend above the main ridge line of the house and that the proposal will not therefore have a significant negative impact

on the established character or visual amenities of the street. It is therefore recommended that Condition No 2(b) is omitted.

- 7.3.4. With regard to the external materials proposed I note from the plans and particulars submitted that it is proposed to “finish to match existing”. To ensure that there is no ambiguity in this regard it is recommended that Condition No 2(c) remain.

7.4. **Appropriate Assessment**

- 7.4.1. In the interest of completeness and having regard to the nature and scale of the proposed development comprising a rear residential extension and its distance to the nearest 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. 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 Number 2(b) so that Condition No 2 shall be as follows for the reason and considerations set out:

9.0 **Reasons and Considerations**

Having regard to the zoning objective for the area as set out in the Dublin City Development Plan 2022 – 2028, the established pattern of development in the area and the nature, scale and design of the proposed rear dormer extension it is considered that, subject to compliance with the condition set out below the proposed development would not seriously injure the amenities of the area or property in the vicinity and would therefore be generally in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

2.	<p>Prior to commencement of development, the applicant shall submit a revised set of drawings, for the written agreement of the Planning Authority, to show the following amendments:</p> <ul style="list-style-type: none">a) The width of the rear dormer window shall not exceed 3.2 metres wide externally.b) The external walls of the dormer shall be of a similar colour (or tiles/slates) to the existing roof finish. <p>Reason: In the interests of visual amenity and in the interests of residential amenity.</p>
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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.

Mary Crowley

Senior Planning Inspector

6th June 2023