



An
Coimisiún
Pleanála

Inspector's Report

322659-25

Development

Extension to terraced dwelling consisting of construction of a ground floor pitch roof extension to front of dwelling and canopy over the front door, new double glazed windows and door with change to window type to front of dwelling, first floor pitch roof extension to rear of dwelling – part over an existing ground floor extension and part cantilever over garden, 2 no. velux rooflights to rear, and internal modifications at ground and first floor levels.

Location

50, Derrynane Gardens, Sandymount, Dublin 4.

Planning Authority

Dublin City Council South.

Planning Authority Reg. Ref.

WEB 1543/25.

Applicant(s)

Aiden O'Connell & Evelyn Slye.

Type of Application

Permission.

Planning Authority Decision

Grant permission with conditions.

Type of Appeal

Third Party

Appellant(s)

Robert & Mary Harewood.

Observer(s)

None on file.

Date of Site Inspection

04.07.2025.

Inspector

Des Johnson.

1. Site Location and Description

1.1 The site is located towards the end of a small cul de sac in Derrynane Gardens, to the north of Bath Avenue, and a short distance east of the River Dodder.

1.2 No. 50 is a two storey terraced dwelling. It is in a terrace of 4 houses fronting northwards.

2. Proposed Development

2.1 The proposal is for a ground floor pitch roof extension, change of window type to the front, and a first floor pitched roof extension to the rear part of which is over an existing ground floor extension and part cantilevered over a small rear garden area. It is also proposed to provide rooflights facing both east and west serving the proposed first floor extension.

2.2 The existing gross floor area is stated to be 123.00sqm, and the proposed additional floor area is 12sqm. The site area is stated to be 0.012ha. It is proposed to connect to existing public services.

3 Planning Authority Decision

3.1 The Planning Authority decided to grant permission subject to 6 conditions. The conditions relate to the following:

1. Standard Compliance
2. Noise control
3. Hours of construction
4. Debris, soil, and other material requirements
5. Compliance with codes of practice
6. Drainage requirements

4. Planning Authority Reports

4.1 The Planner's report states that the site is zoned Z1 (Sustainable Residential Neighbourhoods), and the proposed development is permissible under the zoning. The site is within the River Dodder Conservation Area. One Observation was received and considered. A single storey front extension was previously refused on the site, but in a recent precedent, permission was granted for a single storey front extension at 52, Derrynane Gardens. The proposed development would be subordinate in scale to the existing dwelling and would not detract from the overall form and character of the main dwelling. It would not unduly breach the established building line of the terrace. There would be no reduction in the overall quantum of private open space. The altered windows would not have an adverse impact on the character of the dwelling. The

proposed development would not impact on the special character of the Architectural Conservation Area along the Dodder.

4.2 Drainage Divisions recommends permission subject to conditions.

5. Planning History

5.1 Reg Ref: 4053/06 Split decision. Permission refused for single storey extension to the front of No.50. The reason states that the extension out from the front building line would be inconsistent with the character of the area, out of keeping with the pattern of development in the area, and would seriously injure the residential amenities of adjoining properties.

5.2 Reg Ref: Permission granted for two storey extension projecting 4.2m from the rear wall of No.49, Derrynane Gardens.

5.2.1 Permission granted for single storey extension to the front, side, and rear of 52, Derrynane Gardens.

6. Policy Context

6.1 The site is zoned Z1 (Sustainable Residential Neighbourhoods) with the objective *to protect, provide and improve residential amenities*.

6.2 The site is within the River Dodder Conservation Area.

6.3 Appendix 18 of the Dublin City Development Plan sets out general design principles for residential extensions. There is a general presumption against front extensions that significantly break the building line unless it can be justified in design terms and would not have an adverse impact on the character of the area or the visual/residential amenities of directly adjoining dwellings.

7. Natural Heritage Designations

- South Dublin Bay SAC – c.1.04km to North East
- South Dublin Bay & River Tolka Estuary SPA & pNHA – c.1.04km to North East
- North Dublin Bay SAC – c.4.5km to North East
- North Bull Island SPA & pNHA – c.4.5km to North East
- Rockabill to Dalkey Island SAC – c. 9.2km to East

8. EIA Screening

8.1 The development proposed is not of a Class for the purposes of Schedule 5. As such, the development is excluded at pre-screening stage.

9. The Appeal

9.1 The grounds of appeal may be summarised as follows:

- The proposed development would be out of keeping with neighbouring properties and the character of the area
- There would not be an appropriate amount of private garden appropriate to the size of the houses
- No allowance is made for storage of refuse, recycling bins, or bicycles
- Overshadowing and overbearing appearance
- Access to the appellants roof will be required for works on the chimney
- Noise/dust/disruption/stress will be caused. Building vehicles and machinery would be injurious to the quiet enjoyment of the appellants property, and access to and from same
- Existing extensions are not comparable. Numbers 47 and 52 are end of terrace houses.

10.Applicant Response

10.1 This may be summarised as follows:

- There were consultations with the neighbours before lodging the application. Concerns were taken on board
- The extensions are required to move the applicants' family back into the family home, which is too small for their needs
- There are similar extensions in the immediate area
- The houses have no period architectural features, and have undergone improvements since their construction in the 1930's
- There is more than enough space for bin storage and bicycles
- There will be no overshadowing of No.51, and the view of the proposed front extension will be minimal

- No works on the chimney are proposed at this time
- Disruption will be kept to a minimum.

11 Planning Authority Response

11.1 None on file.

12 Assessment

12.1 There are several elements to the is proposed development as follows:

- Single storey extension to front with shallow pitch, measuring 4725mm wide and extending 1.5m from the front wall of the dwelling, varying between 3015mm and 2830mm in height
- 1st floor rear extension, cantilevered over ground floor, extending 1195mm from the rear wall of the dwelling. The existing roof would be extended over the proposed extension
- Two rooflights facing east serving first floor bathroom and proposed 1st floor extension
- Front door canopy
- Internal modifications

12.2 The Planning Authority decided to grant permission subject to 6 conditions.

12.3 There is a 3rd Party appeal against the decision to grant. The grounds of appeal contend that the proposed development would be out of character with existing development in the area, inadequate garden size, overshadowing and overbearing, noise/dust etc, inadequate bin storage and inadequate facilities for the storage of bicycles, and access for chimney works.

12.4 I consider that the key issues to be addressed are as follows:

- Policy
- Visual impact and impact on the character of the area
- Overshadowing
- Noise and general disruption

- Access for proposed works
- Appropriate Assessment

Policy

12.5 The site is in an area zoned ZI (Sustainable Residential Neighbourhoods), with the objective *to protect, provide and improve residential amenities*. The proposed development is permissible in principle under this zoning. The site is within the River Dodder Conservation Area. The site is set back from the river to the east, and having regard to its nature and scale would not have an adverse impact on the Architectural Conservation Area.

12.5.1 The proposed 1st floor rear extension is cantilevered, and does not diminish the existing private garden space to the rear. The ground floor front extension would reduce the length of the front garden to 4462mm; I consider that this is adequate area for bin storage, and bicycle parking facilities if required.

Visual Impact

12.6 The houses in the area were constructed in the 1930 and, in many cases, have undergone alterations and extensions. Many of the dwellings in Derrynane Gardens have front porch extensions. Numbers 52 and 47 have front ground floor extensions; No.52 is an end of terrace corner dwelling with substantial, contemporary wrap-around extension, while No.47 is an end of cul de sac semi-detached dwelling at an angle to the public road.

12.7 The proposed ground floor front extension would be in front of the front building line for the terrace (nos.48-51). It would extend 1500mm from the front wall with a shallow pitch roof. I conclude that it, together with revised fenestration design, would not be seriously injurious to the visual amenities of the area, or out of character with the established pattern of development in the area.

Overshadowing

12.8 The 1st floor rear extension would match an existing rear extension at No.49, and having regard to its orientation relative to Nos. 49 and 51. would not have any significant adverse impact on the residential amenities of those properties. The proposed ground floor front extension faces north, and is set back 250mm from the boundary with No.51. I conclude that this extension would not give rise to any undue overshadowing of the adjoining properties.

Disruption

12.9 The proposed development will inevitably give rise to a degree of disruption while construction works are ongoing. This disruption will be short term during construction,

and may be minimised by way of condition limiting construction hours, and control of dust and debris related to the development.

Access

12.10 The appellant contends that access will be required for any works to the chimney. The 1st Party states that no works to the chimney are proposed at this stage, and none are included in the public notices. As such, I consider that this matter is moot.

Appropriate Assessment

12.11 Having regard to the nature and scale of development, location in an established residential area, and absence of connectivity to European sites, it is concluded that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

Recommendation

I recommend that planning permission be granted.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the established pattern of development in the area, and to the provisions of the Dublin City Development Plan 2022-2028, it is considered that the proposed development would not have a negative impact of the character of the area or the visual or residential amenities of property in the area, and would be consistent with the proper planning and sustainable development of the area.

Conditions

1.	The development shall be carried out and completed in accordance with the plans, particulars and specifications lodged with the application to the Planning Authority, save as may be required by the following conditions Reason: In the interest of clarity
2.	The site and building works required to implement the development shall only be carried out between the following hours: Monday to Friday – 8.00am to 6.00pm Saturday – 8.00am to 2.00pm

	<p>Sundays and Public Holidays – no activity</p> <p>Any deviation from the hours shall be subject to the advance written agreement of the Planning Authority.</p> <p>Reason: In the interest of residential amenity.</p>
3.	<p>Drainage shall be provided in accordance with the requirements of the Planning Authority.</p> <p>Reason: In the interest of the proper planning and sustainable development of the area.</p>
4.	<p>Site development works and construction works shall be carried out in such a manner to ensure the adjoining street is kept clear of debris, soil, and other material.</p> <p>Reason: To ensure that the adjoining road is kept in a clean and safe condition, in the interest of orderly development.</p>

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.

Des Johnson
Planning Inspector

Form 1
EIA Pre-Screening

An Coimisiún Pleanála	322659-25		
Case Reference			
Proposed Development Summary	Front and rear domestic extensions.		
Development Address	50, Derrynane Gardens, Sandymount, Dublin 4.		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	Yes
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes			
No	No		
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes			
No			
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes			

5. Has Schedule 7A information been submitted?		
No		
Yes		

Inspector: _____

Date: _____