



An
Coimisiún
Pleanála

Inspector's Report

PL-501104-DR-26

Development	Attic conversion with front rooflights and rear dormer.
Location	59, Bellevue Road, Glenageary Co. Dublin, A96N5T3
Planning Authority	Dun Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D26B/0038/WEB
Applicant(s)	James Smith
Type of Application	Permission
Planning Authority Decision	Grant Permission + Conditions
Type of Appeal	Third Party Normal Planning Appeal
Appellant(s)	Fiona D'arcy & Susan Hayes
Observer(s)	None
Date of Site Inspection	29 th April 2026
Inspector	Michele Beirne

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1.0 Site Location and Description

- 1.1. The site is located at No. 59 Bellevue Road on the corner with Arnold Grove, Glenageary, Dublin. The site is triangular in shape and currently accommodates a semi-detached two-storey dwelling. The dwelling has a hipped roof, a single storey side garage has been incorporated into the dwelling and there is a conservatory to the rear. The dwelling is set back from the public road and there is off-street parking to the front of the site. Given the triangular shape of the site, private space is larger to the front and side of the dwelling than to the rear. There are two garden sheds to the side of the dwelling and mature landscaping along the boundaries. The site adjoins 57 Bellevue Road and 20 Arnold Grove.
- 1.2. The site is located in a mature tree-lined residential neighbourhood characterised by semi-detached and detached dwellings. There are a mix of extensions and roof profiles in the area, several corner sites have been sub-divided and detached dwellings constructed. External finishes are a mix of brick and render finishes. The site is in an area well served by local services, amenities and schools. It is less than a kilometre from Dalkey School Project National School on Arnold Grove, Rathdown School on Glenageary Road and St. Joseph of Cluny Secondary School on Avondale Road.

2.0 Proposed Development

- 2.1. The proposed development is described as follows:
 - Attic conversion,
 - Modification of existing roof structure from hipped to pitched roof,
 - Side gable window serving a new internal staircase,
 - Two roof windows to the front,
 - Flat roof dormer to the rear.

3.0 Planning Authority Decision

3.1. Decision

Dún Laoghaire-Rathdown County Council (the Planning Authority) issued notification of a decision to grant permission on the 13th of March 2026 subject to 6 conditions.

3.1.1. Condition No. 2 is of note:

This condition reduces the scale of the dormer in the interest of residential amenity.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The planning report can be summarised as follows:

- The site is zoned objective A 'residential' and residential development is permitted in principle.
- A dormer window is acceptable where compatible with policies and objectives.
- Development should have regard to climate action objectives of the Development Plan regarding the use of materials and energy efficiency.
- The proposed new roof pitch will maintain the existing ridge line.
- External finishes and roof tiles are to match the existing dwelling and accord with the Development Plan.
- Having regard to the location, scale and bulk of the pitched roof profile, it is not considered that any additional overshadowing or overbalance will occur.
- Pitched roof profiles are a prominent feature of the streetscape, there are approximately 14 dwellings on the street, directly across from the site and along Arnold Grove with the feature.
- The proposed pitched roof will not disrupt the character of the area or be visually incongruous from the public roadway.
- The use of the attic as a habitable room would not adversely impact residential amenities.

- The proposed dormer to the rear should be reduced in size to ameliorate the third storey appearance. This can be a condition of grant of permission.
- The addition of the dormer window would not result in any additional overlooking concerns, considering the distance from the boundary exceeding 8m and the level of intervisibility between semi-detached houses.
- The front rooflights or side gable window will not give rise to significant overlooking or detract from the streetscape.
- The side gable window at attic level would not result in any additional overlooking.
- No changes are proposed to existing access and parking and the proposed works will not result in impacts on the same.
- Standard surface water conditions should be incorporated.

3.2.2. Other Technical Reports

None.

3.3. **Prescribed Bodies**

None.

3.4. **Third Party Observations**

Two third party submissions were made to the Planning Authority. The submissions were made by the appellants and observations raised largely reflect the grounds of appeal set out in Section 7.

4.0 **Planning History**

4.1. Site

PA Ref D25A/0997/WEB: Subdivision of the existing site to include the removal of existing garden sheds, erection of a detached two-storey, two-bedroom dwelling with a new separate vehicular access and all associated site works.

A decision was made to grant permission subject to conditions. This is currently under appeal, ACP Ref: PL-501027-DR-26.

4.2. Adjacent sites:

P.A. Ref D13A/0546: Permission granted at No. 20 Arnold Grove in 2013 for the demolition of a single garage/kitchen, a two-storey pitched roof side extension and the widening of entrance.

P.A. Ref D08B/0769: Permission granted at No. 40 Bellevue Road in 2009 for a garage conversion, first floor and two storey extensions which included a dormer window to the rear.

5.0 **Policy Context**

5.1. **Development Plan**

Dún Laoghaire-Rathdown County Development Plan 2022-2028:

Zoning:

5.1.1 The area is zoned 'A', the zoning objective is to provide residential development and improve residential amenity while protecting the existing residential amenities. The proposed development is permitted in principle in this zone.

Summary of key policy:

5.1.2 Chapter 4 Neighbourhood – People, Homes and Place:

- Policy Objective PHP19 Existing Housing Stock – Adaption: Conserve and improve existing housing stock through supporting improvements and adaption of homes (*part of PHP19*).

5.1.3 Chapter 10 Environmental Infrastructure and Flood Risk:

- Policy Objective E13 Wastewater Treatment Systems: That all new developments in areas served by a public foul sewerage network connect to the public sewerage system.
- Policy Objective EI6 Sustainable Drainage Systems: Ensure that all development proposals incorporate Sustainable Drainage Systems.

5.1.4 Chapter 12 Development Management, in particular:

- 12.3 Neighbourhood - People, Homes and Place
 - 12.3.1 Quality Design

- 12.3.7 Additional Accommodation in Existing Built-up Areas
 - 12.3.7.1 Extensions to Dwellings
 - (iv) Alterations at Roof/Attic Level

5.2. **Relevant National or Regional Policy / Ministerial Guidelines**

The Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024:

- 5.2.1 The Guidelines set out national policy and guidance relating to settlements, with a focus on sustainable residential development and the creation of compact settlements. The Guidelines provide Specific Planning Policy Requirements (SPPRs) on separation distances, provision of open space, car parking and cycle parking.

5.3. **Natural Heritage Designations**

The closest European sites are Dalkey Islands SPA (004172) located 2.4km east of the site and Rockabill to Dalkey Island SAC (003000) located 2.6km east of the site. Dalkey Coastal Zone and Killiney Hill pNHA (001206) is located 0.9km southeast of the site.

6.0 **EIA Screening**

- 6.1. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

7.0 **The Appeal**

7.1. **Grounds of Appeal**

A third-party appeal was lodged on behalf of two appellants regarding the decision to grant permission. The appellants reside at the adjoining properties, No. 20 Arnold Grove and No. 57 Bellevue Road. The appeal is summarised as follows:

- The proposed attic conversion due to size and external extension in the form of a dormer flat roof will significantly intrude on privacy.
- Support for a Velux attic conversion which would not encroach on privacy.
- The proposed attic conversion is not consistent with Velux window attic conversions on Bellevue Road or Arnold Grove and will set a negative precedent.
- The proposed roof alterations are incongruent with other buildings in the neighbourhood and break the consistent roof line with the adjoining semi-detached dwelling.
- No drainage / Sustainable Drainage Systems (SuDS) drawings were submitted.
- Concern about impact on water and wastewater network due to all development on the site.
- Concern about noise and disruption during the building process.
- The appellants note they have also submitted observations on a current appeal of the decision to grant the subdivision of the site and the erection of a detached dwelling (PA Ref D25A/0997/WEB, ACP Ref: PL-501027-DR-26). They believe both applications are overdevelopment of the site and should have been submitted together due to their joint impact on neighbouring houses.
- The appellants highlight lack of consultation prior to submitting applications and the absence therefore of opportunity to address concerns.

7.2. **Applicant Response in the case of a 3rd Party Appeal**

The applicant response to the appeal is as follows:

- The Planning Authority decision addressed the dormer scale and reduced it to 4m maximum in width.
- The conditioned dormer adds nothing to pre-existing site lines. There is no material loss of privacy or residential amenity. Due to the corner plot and placement of the house, there is already overlooking from first floor windows onto the adjoining properties No. 57 Bellevue Road and No. 20 Arnold Grove. No. 59 Bellevue Road is overlooked by properties.

- The proposal is consistent with the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and separation distances comply with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024.
- The proposal is consistent with the established pattern of development in the area.
- The applicant cites examples of attic conversions and rear dormers within walking distance of Bellevue Road at Arnold Park, Bellevue Avenue, Bellevue Road, Hillcourt Park, Hillcourt Road and Sion Road.
- Examples provided are as follows: D17B/04898, D238A/0136, D07A/0191, D02A/0150, D04B/0304, D98B/0769, D25A/0394, D26A/02773, D14B/0139, D20A/0246, D21A,1080, D23A/0601, D16B/0119.

7.3. **Planning Authority Response**

The Planning Authority stated the grounds of appeal do not raise any new matter which would justify a change of attitude to the proposed development.

7.4. **Observations**

None.

7.5. **Further Responses**

7.6. None sought.

8.0 **Assessment**

8.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, having inspected the site and having regard to the relevant local/regional/national policies and guidance, I consider that the principle of the proposed development is in accordance with Policy Objective PHP19 Existing Housing Stock – Adaption, the ‘A’ zoning objective for the area in the Development Plan and the Sustainable Residential Development and Compact Settlement

Guidelines for Planning Authorities 2024 (*hereafter called the 2024 Guidelines*). I consider that the substantive issues in this appeal are as follows:

- Design and visual impact,
- Residential amenity,
- Surface water and wastewater,
- Other matters.

8.2. Design and visual impact

8.2.1. The semi-detached dwelling is located on a triangular corner site, on the junction with Arnold Grove. The site is subject to a current planning appeal for a decision made to grant the subdivision of the site to include the removal of existing garden sheds and the erection of a detached two-storey, two-bedroom dwelling with a new separate vehicular access from the public road for the proposed dwelling, PA Ref: D25A/0997/WEB and ACP Ref: PL-501027-DR-26. In assessing the proposed development, I note measures in Chapters 4 and 12 of the Development Plan that ensure proposals provide for high quality design, support improvements and adaption of homes and have due regard to the residential amenity of adjoining properties.

Roof

- 8.2.2. Section 12.3.7.1 (iv) states that roof alterations will be assessed against a range of criteria which includes the following: *‘Careful consideration and special regard to be given 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.’* The proposed development includes the removal of an existing chimney and a change in the roof profile from a hipped roof to a pitched roof. The proposed roof will maintain the existing ridge line of adjoining buildings and roof tiles are to match the existing dwelling.
- 8.2.3. The appellants state that the proposal is inconsistent with Velux attic conversions in the neighbourhood and will set a negative precedent. The semi-detached dwelling is positioned at an angle to the public road reflecting its corner site location. I have

reviewed development in the area and examples provided by the applicant and note that pitched roof profiles are a prominent feature in the area. I note that the planning officers report states that there are approximately 14 dwellings on the street, directly across from the site and along Arnold Grove with the feature. I also note that some of the examples provided in the applicant response were granted permission under a previous Development Plan.

- 8.2.4. Having regard to the location of the dwelling on the corner site, the presence of pitched roof profiles on the streetscape, that the height of the ridgeline is being maintained and that the proposed roof finish will match existing, I am satisfied that the proposed roof alterations accord with Section 12.3.7.1 of the Development Plan, will not disrupt the character of the area or be visually incongruous from Bellevue Road.

Dormer window

- 8.2.5. The proposed flat dormer is set down marginally from the existing ridgel level in accordance with Section 12.3.7.1 (iv) of the Development Plan. The proposed dormer is 4.6m wide and the fenestration within the structure is 2.4m wide. Section 12.3.7.1 (iv) of the Development Plan requires a dormer extension to not read as a third storey extension to the rear and overriding considerations are *'the design, dimensions and bulk of any roof proposal relative to the overall size of the dwelling and gardens'*. The garden to the rear is smaller than the front given the shape of this corner site. I note that the Planning Authority included a condition to reduce the size of the dormer to a maximum of 4m to ameliorate the third storey appearance. Having regard to the requirements of Section 12.3.7.1 (iv), the bulk of the dormer relative to the existing dwelling and rear garden and the existing character of adjacent properties, it is my view that reducing the scale of the dormer to 4m is necessary to meet the requirements of the Plan and to not read as a third storey extension. I have had regard to the appellants concerns on the impact of the size on residential amenity, this is addressed in Section 8.3 below.

External finishes

- 8.2.6. External finishes of the proposed fenestration, dormer structure and roof tiles are to match the existing dwelling. I am satisfied that proposed external finishes meets the

requirements of Section 12.3.7.1 (iv) the Development Plan, which require consideration of harmony with the rest of the structure and adjoining structures.

Size

8.2.7. The floor area of the proposed attic conversion is 31.9sqm. I note that the appellants did not object to the principle of an attic conversion. I also note that the decision to grant permission included a condition that the entire dwelling be used as a single dwelling unit and not sub-divided. I consider that this condition would be appropriate to protect residential amenities.

8.3. **Residential amenity**

8.3.1. The appellants are concerned that the proposed attic conversion will significantly intrude on privacy. They would support a velux window attic conversion as an alternative to the dormer structure. The applicant in their response notes that due to the corner plot arrangement, overlooking already exists from the first-floor windows onto the adjoining properties, No. 57 Bellevue Road and No. 20 Arnold Grove. No. 59 Bellevue Road is itself overlooked by properties.

8.3.2. Section 12.3.7.1 (iv) of the Development Plan requires that the level and type of glazing within a dormer have regard to existing fenestration and '*excessive overlooking of adjacent properties should be avoided*'. I note that given the triangular nature of the corner site, the distance of the existing dwelling from the rear boundary varies from 11-16m. The proposed dormer has separation distances in excess of 16m between opposing first floor windows serving habitable rooms and meets the requirements of the 2024 Guidelines. I note that there is no proposed fenestration at the sides of the proposed dormer structure. I also observed similar type development in the area during my site inspection and as referenced in the applicant response. Having regard to the above and the level of intervisibility between dwellings, I consider that a dormer conditioned to be reduced in scale would not result in any additional overlooking concerns or cause an unreasonable detrimental impact on the amenities of adjacent properties.

8.3.3. The proposed rooflights to the front of the dwelling and the side gable window serving an internal staircase are modest in scale and consistent with the character of

the area. I do not consider that they will give rise to any additional overlooking or detract from the character of the area.

8.4. **Surface water and wastewater**

8.4.1. The appellants state that no drainage / Sustainable Drainage Systems drawings were submitted and raise concerns about the impact of all development on the site on the water and wastewater network. Having regard to the nature of this proposed development and that the proposed attic conversion would not increase the existing dwellings footprint, I am satisfied that surface water runoff can be accommodated on site. Having regard to measures in Section 10.2 Water and Wastewater of the Development Plan which sets out Policy Objective E16 that all development proposals incorporate Sustainable Drainage Systems, any grant of permission should include a surface water management condition. With regard the wastewater network, given that this application is for an attic conversion of an existing dwelling connected to the network, it is my view that it would not give rise to any material increase in demand on the wastewater network.

8.5. **Other matters**

8.5.1. *Noise / disruption:* Concerns were raised about potential noise disruption impacts during construction affecting residents. Having regard to measures in Section 12.9 Environmental infrastructure of the Development Plan to mitigate the effects of construction, I consider that potential impacts would be limited and temporary and residential amenity can be safeguarded by conditions controlling the hours of construction and the management of construction works.

8.5.2. *PA Ref: D26B/0038/WEB currently on appeal, ACP Ref: PL-501027-DR-26:* The appellants state they have also submitted observations on this current appeal and believe both applications result in overdevelopment of the site and should have been submitted together due to their joint impact on neighbouring houses. I note that the appellants highlight the lack of consultation prior to submitting applications and the absence therefore of opportunity to address concerns. It is my view that all cases are assessed and determined on their own merits, having regard to the

sensitivity of the receiving environment and the specifics of the proposed development. Notwithstanding the above, the Commission will note that these two appeals are advancing through the appeal process concurrently.

8.5.3. *Traffic and safety:* I note that the proposed development does not alter existing access or parking arrangements on site.

8.5.4. *Contribution:* A contribution is not required for this type of development under Section 7 of the Dún Laoghaire-Rathdown County Council Contribution Scheme 2023-2028.

9.0 AA Screening

9.1 I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

9.2 The subject site is located 2.4km west of Dalkey Islands SPA (004172) and 2.6km west of Rockabill to Dalkey Island SAC (003000).

9.3 No nature conservation concerns were raised in the planning appeal.

9.4 Having considered the nature, scale and location of the proposed development, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

The reason for this conclusion is as follows:

- The nature of the development proposal.
- The location of the development in a serviced area.
- The distance to the Natura 2000 network and the absence of pathways to any European Site.

9.5 I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects. Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1. An assessment of the proposed development has been undertaken with regard to the objectives set out in Article 4 of the EU Water Framework Directive.
- 10.2. Having considered the nature, scale, and location of the proposed development, it is concluded that the proposal will not result in any risk of deterioration in the status of any water body, including surface waters (rivers and lakes), groundwater, transitional waters, or coastal waters. This applies to both qualitative and quantitative status, and in respect of temporary and permanent effects.
- 10.3. In addition, the proposed development will not adversely affect the achievement of established environmental objectives, including the protection, maintenance, and improvement of water body status, as required under the Directive.
- 10.4. Accordingly, the proposed development is considered to be compliant with the requirements of Article 4.

11.0 Recommendation

- 11.1. I recommend that planning permission be granted, subject to conditions, for the reasons and considerations as set out below.

12.0 Reasons and Considerations

- 12.1. Having regard to the residential land use zoning of the site in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, support in the Development Plan for improvements to and adaptation of existing homes, the criteria for alterations at roof/attic level in Section 12.3.7.1(iv) of the said Plan, the location of the development, the pattern of development in the area and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of the area and would not detract from the character of the area. The proposed development is therefore in accordance with the proper planning and sustainable development of the area.

13.0 Conditions

1.	<p>The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.</p> <p>REASON: To clarify the plans and particulars for which permission is granted.</p>
2.	<p>The dormer to the rear shall be reduced in scale to a maximum of 4m in width.</p> <p>REASON: In the interest of residential amenity.</p>
3.	<p>The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.</p> <p>REASON: In the interest of residential amenity.</p>
4.	<p>The external finishes of the proposed development including roof tiles shall harmonise with those of the existing dwelling in respect of colour and texture.</p> <p>REASON: In the interest of visual amenity.</p>
5.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p>REASON: In the interest of public health and surface water management.</p>
6.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>REASON: In order to safeguard the [residential] amenities of property in the vicinity</p>
7.	<p>Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which</p>

	shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.
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REASON: In the interest of public safety and amenity.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.”

Michele Beirne
Planning Inspector

11th June 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501104-DR-26
Proposed Development Summary	Attic conversion with front rooflights and rear dormer.
Development Address	59, Bellevue Road, Glenageary Co. Dublin, A96N5T3
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	

<input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
<input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	State the Class and state the relevant threshold
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input type="checkbox"/>	Screening Determination required (Complete Form 3)
No <input type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: _____