

## Michelle Dodrill

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**From:** Planning - Registry  
**Subject:** FW: Architectural Conservation Officer Report re SD21B/0346 - 8 Sarsfield Terrace, Lucan

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**From:** Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>  
**Sent:** Tuesday 2 November 2021 17:14  
**To:** Sarah Watson <swatson@SDUBLINCOCO.ie>  
**Cc:** Tracy McGibbon <tmcgibbon@SDUBLINCOCO.ie>; Planning - Registry <pregistry@SDUBLINCOCO.ie>  
**Subject:** Architectural Conservation Officer Report re SD21B/0346 - 8 Sarsfield Terrace, Lucan

**RE: SD21B/0346 – 8 Sarsfield Terrace, Lucan (Protected structure RPS Ref. 056)**

Dear Sarah,

With regard to the above planning application, it should be noted that the application was not initially assessed by the undersigned. A RFI was issued and a submission has been received which will form the basis of my assessment. I have assessed the details of the planning application which includes a Conservation Report and identified the items that formed the RFI. Please find below comments and recommendations;

The property is a Protected Structure which forms a terrace of houses 'Sarsfield Terrace' the terrace is located within Lucan Village Architectural Conservation Area. The proposal includes for repairs and refurbishment works to the existing dwelling and the construction of a 2-storey flat roofed rear extension. Previously 2-storey extensions have been deemed acceptable in principle once the proposed rear extension does not cause any direct negative impact to the original built fabric or negative visual impact on the existing property and neighbouring properties or within the ACA. The proposed two-storey extension is a simple contemporary design with a flat roof and rendered finish. The proposed extension is clearly identifiable as a modern addition to the existing protected structure by nature of its design and finishes.

It should be noted that there are no original architectural features within the existing dwelling, as these have been lost over time. The works proposed are required to facilitate an improved living accommodation for modern family living. As stated in the Conservation Report the existing PVC windows will be replaced with historically appropriate timber sash windows, details of which should be submitted for formal agreement and approval prior to the commencement of development. The reinstatement of the original type window is welcomed.

It is considered that the details provided in the conservation report should be adhered to with regard to the proposed alterations and renovations. It is proposed to insert a rear rooflight, it is considered that roof lights to a Protected Structure and within an ACA should only be considered whereby the insertion will not cause any negative visual impact or direct damage to the original built fabric. The insertion of roof lights are allowable to the rear roof slope if minimal intervention and minimal visual impacts can be achieved. It is considered that any visual impacts are minimal due to the location and position of the existing dwelling. It is however considered that in adhering to best conservation practice and minimal intervention, the proposed new roof light should be a conservation rooflight. Details of the specification and dimensions of the proposed rooflight should be submitted for approval and agreement prior to commencement of development.

It is recommended that the following conditions be attached to any grant of permission:

1. The proposed development should be fully completed in accordance with the details and particulars provided and works to the existing dwelling (Protected Structure Ref. 056) should be carried out in accordance with the details provided in the Conservation Report ensuring best conservation practice and minimal interventions.

**Reason:** To ensure alterations and works to the existing Protected Structure are completed in accordance with details and particulars ensuring best conservation practice.

2. A schedule of materials and finishes should be provided for the proposed new rear extension and any new element, prior to commencing development. Although details of materials and finishes have been indicated there are elements which need to be confirmed ensuring the full and proper execution of these designed elements. This should include full details on materials and finishes for all elements of the proposed development.

**Reason:** To ensure the proposed new addition to the rear of a Protected Structure and within an Architectural Conservation Area is of high quality and reflects the overall design ethos detailed in the proposals.

3. The proposed roof light to be inserted to the rear slope of the existing roof should be conservation roof lights to ensure minimal damage to the original roof of the Protected Structure. Details of the specification and dimensions of the proposed rooflight should be submitted for approval and agreement prior to commencement of development.

**Reason:** To ensure works are carried out in accordance with best practice, ensuring that original architectural features are retained and repaired using the correct materials and methods.

4. As stated in the Conservation Report the existing PVC windows will be replaced with historically appropriate timber sash windows. It is considered that the design, profile and materials for the reinstated window type should reflect the correct historical appropriate type, details of which should be submitted for formal agreement and approval.

**Reason:** To ensure the reinstatement of the correct historic type windows are done in accordance to best practice, using the correct materials.

The above conditions should be submitted to the Councils Architectural Conservation Officer (Ms. Irenie McLoughlin) for agreement and written approval prior to the commencement of development.

I trust the above is in order.

Kind regards,  
Irenie

**Irenie McLoughlin**  
**Architectural Conservation Officer**  
South Dublin County Council

