

Comhairle Chontae Atha Cliath Theas

PR/0106/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD21A/0319 **Application Date:** 19-Nov-2021
Submission Type: New Application **Registration Date:** 19-Nov-2021

Correspondence Name and Address: Sandra O'Riordan, OCarroll ORiordan Architects 1, Fortfield Terrace, Rathmines, Dublin 6

Proposed Development: Amendments to previously permitted development located within the attendant grounds of Whitechurch Lodge, Whitechurch Road, Rathfarnham Ref SD16A/0445 granted permission on the 18/09/17, Westerly House granted permission by An Bord Pleanála PLO6S.248229, further amendments Ref SD21A/0005 granted permission 26/07/21), Whitechurch Lodge is a Protected Structure; the development consists of amendments to the design of detached House No 11 Glinbury (located to the west of Whitechurch Lodge) as follows - changes in materials to elevations; minor alterations to window and door opes; the proposed changes are limited to these, there will be no change to the permitted floor area, heights etc.

Location: 11, Glinbury, Grounds of Whitechurch Lodge, Whitechurch Road, Rathfarnham, Dublin 16

Applicant Name: Heatherbrook Homes WCL Ltd.

Application Type: Permission

(COS)

Description of Site and Surroundings

Site Area: stated as 1.6 Hectares on the application. It is assumed that this is an error and was meant to be stated as 0.16 Hectares.

Site Visit: 15th of December 2021

Site Description

The subject site is located on the western side of the Whitechurch Road (L4020) and is bound to the north by a short cul de sac public road which serves Whitechurch Burial Ground and neighbouring property 'Palmyra'. The current access to the site is located at the junction of Whitechurch Road and the entrance into the Glinbury residential estate. The site is to the west of the Glin River (Whitechurch Stream) and Protected Structure RPS No. 338 Whitechurch Lodge.

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It is bound by existing vegetation along the north and west boundaries. The site is currently under construction under previous permissions for the construction of a dwelling. The wider blue line encases the overall Glinbury residential development and Whitechurch Lodge.

Proposal

Permission is being sought for amendments to the previously permitted development located within the attendant grounds of Whitechurch Lodge, Whitechurch Road, Rathfarnham Ref SD16A/0445 granted permission on the 18/09/17, Westerly House granted permission by An Bord Pleanála PLO6S.248229, further amendments Ref SD21A/0005 granted permission 26/07/21), Whitechurch Lodge is a Protected Structure.

The development consists of amendments to the design of detached House No 11 Glinbury (located to the west of Whitechurch Lodge) as follows –

- changes in materials to elevations;
- minor alterations to window and door opes;

the proposed changes are limited to these, there will be no change to the permitted floor area, heights etc.

Zoning

The subject site is subject to zoning objective 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2016-2022.

Consultations

Architectural Conservation Officer – report received.

SEA Sensitivity Screening – the site overlaps with the following layers:

- Strategic Flood Risk Assessment (SFRA) A layer.
- The site is located to the west of Protected Structure RPS No. 338 Whitechurch Lodge Two Storey Georgian Style House.
- The site is also located to the east of Protected Structure RPS No. 334 Whitechurch, Rathfarnham Ecclesiastical Remains, Church (Ruin), Graveyard, Font, Graveslab(s), Cross Fragment, Bullaun (RM).

Submissions/Observations /Representations

None received.

Relevant Planning History

Subject Site prior to Parent Permission
SD15A/0211

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Four 2 storey detached houses with dormer windows to the front and rear and five detached houses ranging in size from 293sq.m to 193sq.m all with stand-alone garden sheds. The development includes closing up the existing entrance to Whitechurch Lodge, provision of a new access to serve Whitechurch Lodge and houses 1-8 and the creation of a new access onto the adjoining public road - 'Whitechurch Burial Ground Road' to serve house no. 9; demolition of derelict garden sheds within the site curtilage; new boundary treatments including the provision of new boundary around the curtilage of Whitechurch Lodge. No other works are proposed to Whitechurch Lodge or its outbuildings. The development will also include associated site development works, landscaping and associated service provision (a Protected Structure).

Permission granted.

Parent Permission

SD16A/0445 & ABP Ref. PL06S.248229

- (1) Construction of new 2 storey dwelling house (242sq.m) located to the west of the Protected Structure with 2 car parking spaces.
- (2) Construction of 4 new 2 storey terraced houses (147sq.m each) to the north of the Protected Structure with 2 car parking spaces each.
- (3) Subdivision of Whitechurch Lodge (Protected Structure) to provide two 4 bedroom dwelling houses (240sq.m and 244sq.m) with 3 and 2 car parking spaces respectively. Works to Whitechurch Lodge to include: demolition of single storey sheds/outhouses along the eastern boundary and 2 storey 1970's extension to the north and 2 storey return to the east; construction of new 2 storey extension (47.95sq.m) to the north and forming part House 2; general refurbishment and decorative works; insulation to attic spaces and replacement of all existing ceilings; installation of Calsitherm wall lining system to all external walls; replacement of existing ground floor (concrete) with new insulated concrete slab, upgrade of existing suspended timber first floor as necessary; removal of some internal walls/partitions, sanitary, modern fixtures and fittings, modern fire surrounds and passenger lift and provision of new stud partitions to allow for new bathrooms and kitchens; repairs to internal joinery and staircases; removal of existing cementitious peddle-dash and render and replacement with lime plaster; replacement of all existing windows and new hardwood double -glazed sliding sash to match existing and new hardwood external doors; provision of new double doors (2 pairs) in lieu of existing windows to east elevation; repairs to existing roof and removal of part of the existing slate roof, raising the existing external wall and suspended timber first floor and relocation of bedroom window ope, all to the north east corner of the existing structure; installation of three conservation roof lights to inner slope of main roof and repairs to/replacement of existing rain water goods; installation of modern drainage, plumbing and heating systems, complete rewiring.
- (4) Site development works to include realignment of site boundary at northeast corner of the site, access roads, landscaping, bin store adjacent to entrance, lighting and safety railing to existing bridge. Works to a Protected Structure, Whitechurch Lodge (RPS no. 338), Phase 1 for 7

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detached houses, site entrance and associated site works was granted 11/04/6 - Reg. Ref. SD15A/0211. **Permission granted and refused.**

Applications since Parent Permission

SD17A/0183

Amendments to previously permitted development located within the attendant grounds of Whitechurch Lodge, (Reg. Ref. SD15A/0211, granted permission on the 11.04.16). Whitechurch Lodge is a Protected Structure (RPS No. 338). The development consists of a reduction in the number of houses from 7 two-storey, detached houses (ranging in floor area from 235sq.m to 293sq.m) to 6 two-storey, detached houses (275sq.m each) in the same location, revised house design and all with stand-alone garden sheds, site entrance and associated site works unaltered. **Permission granted.**

SD18A/0154

Amendments to previously permitted development located within the attendant grounds of Whitechurch Lodge, a Protected Structure - RPS No. 338, (Reg. Ref. SD17A/0183, granted permission on 18/09/17): alterations to the six two storey detached houses numbered 1-6 include: changes in materials to elevations; removal of 1 chimney to each house; alterations to window and door opes; change in roof profile from mansard style roof to pitched roof (Houses 2, 3, 4 and 5 only). **Permission granted.**

SD18A/0295

Amendments to previously permitted development located within the attendant grounds of Whitechurch Lodge (Reg. Ref. SD17A/0183, granted permission on the 18.09.17). Whitechurch Lodge is a Protected Structure (RPS No. 338). Alterations to the 2 two storey, semi-detached houses to the north of the Protected Structure numbered 3 and 4 to include: changes in materials to elevations, alterations to window and door opes, change in roof profile from flat roof to mansard style roof. Homes 5 and 6 omitted as per An Bord Pleanala Order PL06S.248229. **Permission granted.**

SD20A/0057 & ABP Ref. PL06S.307582

Construction of a two storey, four bedroom detached house with 2 car parking spaces and associated site works. **Refused by SDCC and subsequently appealed by the first party. Appeal granted by An Bord Pleanala.**

SD21A/0005

Amendments to the design of detached house, No. 11 Glinbury (located to the west of Whitechurch Lodge, a Protected Structure) consisting of change in floor area from 242sq.m to

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350sq.m; change in overall height from 9100mm to 9800mm; changes in materials to elevations; alterations to window and door opes. **Permission granted.**

Relevant Enforcement History

None recorded for subject site according to APAS.

Pre-Planning Consultation

None recorded for subject application according to APAS.

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

2 Housing

Policy H11 Residential Design and Layout

Policy H15 Privacy and Security

Policy H17 Residential Consolidation

9. Heritage, Conservation & Landscapes

Policy HCL1 Overarching

Policy HCL2 Archaeological Heritage

Policy HCL3 Protected Structures

Policy HCL5 Older Buildings, Estates and Streetscapes

Policy HCL12 Natura 2000 Sites

11 Implementation

Section 11.3.1 Residential

Section 11.3.2 Residential Consolidation

Section 11.5.1 Archaeological Heritage

Section 11.5.2 Protected Structures

Section 11.8.1 Environmental Impact Assessment

Section 11.8.2 Appropriate Assessment

Relevant Government Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

Section 5 – Dublin Metropolitan Area Strategic Plan, in Regional Spatial and Economic Strategy 2019 – 2031.

Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government (2009).

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Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2009).

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department of the Environment, Heritage and Local Government, (2007).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

Architectural Heritage Protection – Guidelines for Planning Authorities, Department of Arts, Heritage and the Gaeltacht (2011).

The Framework and Principles for the Protection of Archaeological Heritage, Department of Arts, Heritage, Gaeltacht and the Islands (1999).

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).

Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Architectural Conservation;
- Visual and Residential Amenity;
- Environmental Impact Assessment; and
- Appropriate Assessment.

Zoning and Council Policy

The subject site is located within zoning objective 'RES': '*To protect and/or improve residential amenity*'. Residential development is Permitted in Principle under this zoning. The proposed development is therefore considered to be generally acceptable, subject to further assessment against the relevant policies, objectives and standards set out under the South Dublin County Development Plan 2016-2022.

Architectural Conservation

The site is located to the west of Protected Structure RPS No. 338 Whitechurch Lodge. The site is also located to the east of Protected Structure RPS No. 334 Ecclesiastical Remains, Church (Ruin), Graveyard, Font, Graveslab(s), Cross Fragment, Bullaun (RM). The SDCC Architectural Conservation Officer has reviewed the proposed amendments and consider these to be minor in nature. Therefore the proposal is deemed acceptable in this instance.

Visual and Residential Amenity

The proposed development involves changes to the external materials and fenestration of the permitted dwelling. The proposed new materials and finishes include off-white render, zinc

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(canopy) and timber (previously off-white render and dark brick). The changes to the fenestration would not have a significant negative impact. The changes are minor and considered to be visually acceptable. It is therefore considered that the changes would have an acceptable impact in terms of visual and residential amenity.

Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The applicant has not provided information to assist the screening for Appropriate Assessment. Having regard to the nature of the development and connection to public services, the proposed development would not require a Stage 2 Appropriate Assessment.

Development Contributions

Changes to external materials and fenestration.
Assessable area = Nil.

SEA monitoring

Building Use Type Proposed: Residential
Floor Area: Nil
Land Type: Brownfield/Urban Consolidation.
Site Area: 0.16 Hectares.

Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2016-2022,
- the established character of the area, and
- the scale, design and standard of the proposed development,

it is considered that, subject to the conditions set out below, the proposed development would be in compliance with Council policy, would not seriously injure the 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.

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Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. Previous Permissions.
The conditions attached to Reg. Refs. SD15A/0211, SD16A/0445 and SD21A/0005 shall continue to apply, save as may be required by conditions attached hereto or where amended as per the description of this development.
REASON: To clarify the conditions attached to the development.
3. That arrangements be made with regard to the payment of financial contributions in respect of the overall development, as required by Condition Nos. 14 of Register Reference SD21A/0005, arrangements to be made prior to commencement of development.
REASON: It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce provision of services and prevent disamenity in the development.

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NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

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REG. REF. SD21A/0319

**LOCATION: 11, Glinbury, Grounds of Whitechurch Lodge, Whitechurch Road,
Rathfarnham, Dublin 16**



**Jim Johnston,
Senior Executive Planner**

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 24/1/22



Eoin Burke, Senior Planner