

## **Ballyroan House, Ballyroan Heights, Dublin 16**

### **Response to further information request**

#### **Planning reference: SD21A/0175**

This report has been prepared for Homeland BRH Limited as part of the response to a request for further information issued by South Dublin County Council on 23<sup>rd</sup> August 2021. Three items of further information were sought, and this report addresses item 1, which relates to conservation matters:

#### 1. Conservation

The proposed development represents a risk to the integrity and character of the protected structure, by virtue of additional hard landscaping and parking to the front, reconfiguration of the open space in the prominent location in front of Block D, and the addition of steel frame balconies and a larger scale rear extension with solid appearance. The applicant is requested to revise the proposed development to show how the character and integrity of the protected structure and its setting can be maintained. It appears possible from the plans provided that the prospect of intensifying the proposed residential density of the development is incompatible with the adequate protection of the protected structure and its attendant grounds. As per the Chief Executive Order, it is recommended that proposed alterations to Block D be omitted from any eventual grant of permission. The applicant should consult with SDCC's Architectural Conservation Officer in advance of responding to the request for further information.

This request may be broken down into four distinct elements:

- Additional hard landscaping and parking to the front
- Reconfiguration of the open space at the front of Block D
- Addition of steel frame balconies
- Scale and appearance of the rear elevation

These elements are discussed individually below.

It should be noted that the Architectural Conservation Officer was consulted in relation to the proposals and her response has been taken into consideration.

## **Landscaping and parking**

A revised drawing showing the landscaping and parking is submitted with the further information. This shows that the landscaped area has been increased and two car parking spaces have been removed as compared with the plans submitted with the application.

It should also be noted that the present application is for permission for a revised scheme, based on the permission granted on appeal in 2018 following a decision to grant issued by the planning authority in 2017 (planning reference SD17A/0064). The extant permission granted at that time included the division of the space to the front of the main house into individual gardens, with parking close to the building. The layout proposed in the present application has removed the proposed division into gardens and separated the parking from the protected structure with a pathway and a green area in the intervening space.

The layout as now proposed would be significantly less intrusive into the setting of the protected structure than proposed in the parent permission.

## **Open space to the front of Block D**

As with the response given above, the proposal as now indicated on the drawings submitted as further information shows the area to the front of Block D to be an undivided landscaped area. This contrasts with the extant parent permission, which would see that area partly paved with hard paving and divided into gardens for separate units, and partly occupied by a planted rockery. The layout as now proposed would be less intrusive into the setting of the protected structure than the layout for which permission presently exists.

## **Addition of steel frame balconies**

The design of the steel balconies has been revised to significantly reduce their width and the degree to which they project to the rear of the house, such that a lesser proportion of the rear elevation is affected, and the balconies will be less dominant on the elevation. These will be supported on steel stanchions independently of the masonry of the protected structure.

Four steel balconies are proposed, plus a roof garden on the proposed extension. Access to one balcony will be via an existing doorway; a second balcony is to be accessed from the proposed rear extension, while the other three are to be accessed by dropping the sills of existing windows to form doorways. Where there are shutters and architraves at those windows these will be retained.

The reduced area of the proposed balconies will ensure that the steelwork will remain a minor element in the rear elevation, less intrusive than the previous design.

### **Scale and appearance of rear extension**

The design of the rear extension has been modified to reduce its bulk through the enlargement of the windows, providing a larger area of void in the elevation and hence reducing its visual impact.

### **Method statement**

It is noted that the present application is for revisions to the permission already granted under reference SD17A/0064. A full method statement, prepared by a Grade I Conservation Architect, was submitted with that application and as that will be the parent application it will be necessary to adhere to the methodologies set down in that document. For sake of clarity a copy of the methodology section of that report is submitted with this further information. The method statement will still stand.

Rob Goodbody

24<sup>th</sup> January 2022