

EXTENSION TO 53 WAINSFORT ROAD,

TERENURE, DUBLIN 6W

Planning Ref. SD21B/0609

**Visual impact analysis and shadow study,
in response to request for additional information**

1.0 Description

The house that is the subject of this planning application is located at No. 53 Wainsfort Road.

The development of Wainsfort Road took place in the late 1950's and early 1960's. The houses were originally built as semi-detached houses with attached garages to the side.

Nos. 55 and 53 and Nos. 51 and 49 were originally built as semi-detached dwellings with attached garages. Over time the garages to the sides of 53 and 51 have been converted to habitable accommodation and built over at first floor level.

To the rear of no. 53, an extension was built, circa 20 years ago, along the rear of the house with a gap of 900mm retained adjacent to no. 51 to accommodate drainage lines.

To the rear of No. 55 an extension has been constructed to the underside of the first floor window cills.

To the rear of No. 51, a porch extension has been constructed on the rear of the house.

2.0 Design Evolution

Following detailed discussions with the owners, the ground floor layout was re-organised as shown on the application plans. The proposed extension is required in order to provide adequate living space for a household of six people. The current layout is cramped and poorly organised, and the re-organisation of the layout with the provision of a new extension provides more suitable and improved living accommodation.

The proposed extension is set back from the boundary of No. 51 by 900mm and rises to the same height of the extension to No. 55. Building the extension to this height allows for the integration of the existing sloped roof that is being retained, and also allows for the existing pipework coming from the first floor bathroom to be accommodated within the roof of the new extension, concealing it from view.

3.0 Consultation

The proposed plans were shown to the owners of No. 51 and they raised no objections to the proposal.

4.0 Request for Additional Information

We understand that no observations in relation to the application have been received by the planning authority and that the request for additional information is based solely on the concerns of the planning authority.

The request for additional information states that the "Planning Authority has concerns in regard to the potential overbearing impacts on No. 51, Wainsfort Road."

It further states that "The proposed extent of the extension might be acceptable should the applicant reduce the height of the extension from 3.6m and demonstrate that the revised proposal would not significantly negatively impact no. 51. The applicant is requested to submit a revised proposed development addressing this concern".

Please note that the original application showed an overall height of 3.9m as shown on the Proposed Rear Elevation on drawing no. 12102 PP-4. The reference to 3.6m noted in the request for additional information relates to the dimension shown on Section C-C on the same drawing. This is the dimension from the floor level of the extension to the top of parapet.

4.0 Impact Analysis

In discussion with our client they are keen to maintain the extension at the height shown on the original application, for both design and technical reasons.

However, in this submission we have reduced the overall height from 3.9m above ground level to 3.75m above ground level.

This submission shows that the revised application has no significant adverse impacts on the amenity in No. 51 Wainsfort Road.

The potential impacts of the proposed extension have been assessed under the following headings.

- Overlooking
- Sunlight and daylight impacts.
- Visual impacts on the adjoining house.

4.1 Overlooking

As the extension does not have any windows in the side elevation, there is no increase in overlooking of the adjoining property. By extending the house further into the garden of no. 53, the privacy of the garden in No. 51 is in fact increased, as any activity in the garden of No 53 is moved further from the house.

4.2 Sunlight and Daylight Impacts.

Because of the size and scale of the proposed extension there is no overshadowing of any windows to habitable rooms within the existing house at No. 51. The external door from the Porch / Utility area is the only opening in the rear of the house where increased overshadowing occurs. This door is already overshadowed by the boundary wall and fence, and the proposed extension will only slightly increase this. As this is a not a habitable space, we submit that the impact is acceptable.

Please see the attached shadow analysis on drawing no. 12102 PP-5 showing the shadow plans of the existing and proposed layouts at 10am, noon and 2pm on the March equinox.

See also the views from the garden of No 51 showing the existing condition and with the proposed extension. This is shown on Drawing no. 12102 PP-6.

There is no reduction in sunlight or daylight entering the windows of any of the habitable spaces in No.51.

The increased overshadowing of the ground plane is minimal and has no significant adverse impact.

4.3 Visual impacts on the adjoining house.

We carried out studies of the visual impact of the extension from the windows of the habitable rooms to the rear of the house.

These studies are shown on drawing no. 12102 PP-6.

There are five windows on the rear elevation of No.53. At ground floor there are two windows, one to the kitchen and one to the living room.

The kitchen window has no view of the proposed extension and therefore is not impacted

4.3.1 Main Bedroom Window 51-1

From the window of the main rear bedroom, the extension is peripherally visible when viewed obliquely from the window.

4.3.2 Living Room Window 51-2

From the Living Room, the proposed extension to No. 51 is also peripherally visible when viewed obliquely from the window.

4.3.3 Secondary bedroom Window 51-3

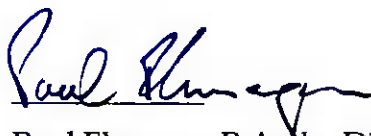
While the extension is visible from this bedroom, it does not cross the horizon and apart from being visible, has no adverse impacts. As part of our drainage submission, we are proposing a green sedum roof for the extension which will enhance the appearance of the extension as seen from this room.

The provision of this new extension has the effect of decreasing the potential overlooking from this window into the garden of No. 53.

We conclude that the proposed extension to No. 53 has minimal impact on the view from any of the habitable rooms to the rear of No. 51.

5.0 Conclusion

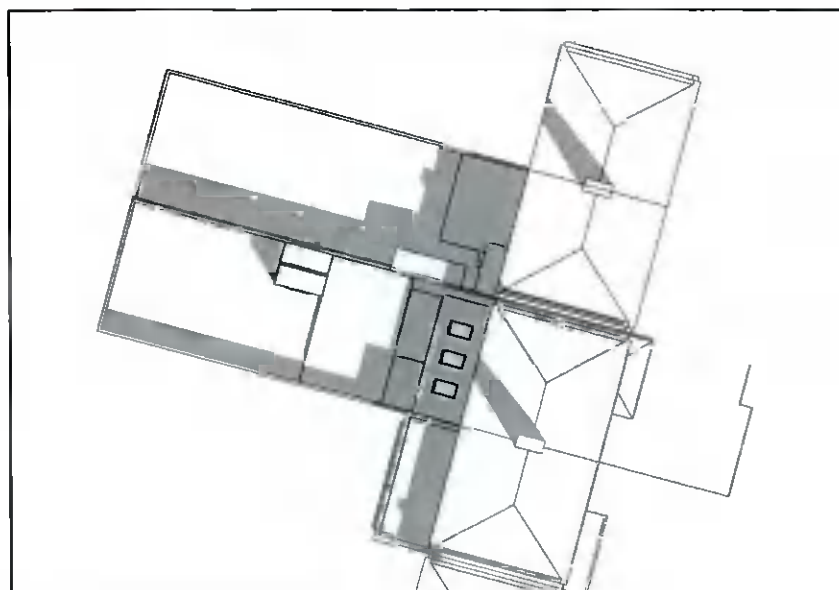
We conclude therefore, that in relation to overlooking, overshadowing and visual impact, there are no significant negative impacts on the adjoining house, No. 51 Wainsfort Road.



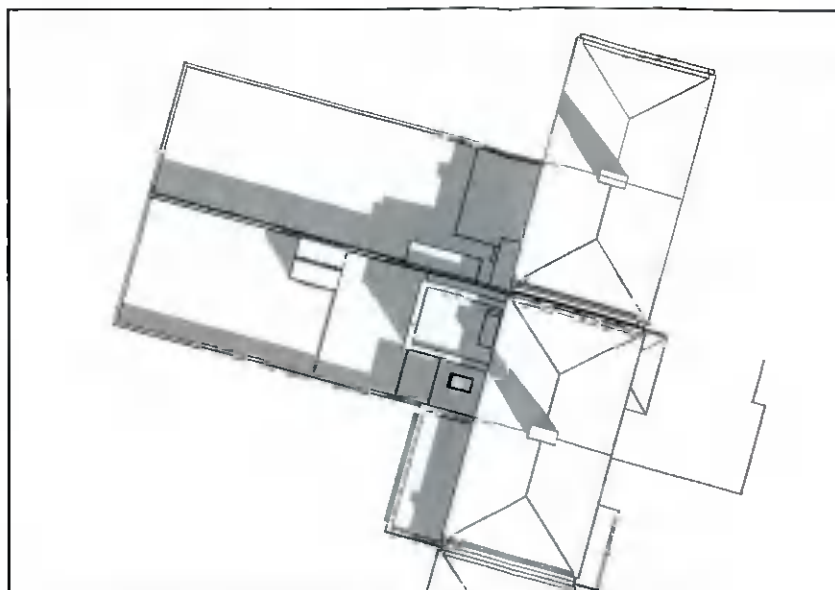
DATE: 23rd February 2022

Paul Flanagan B.Arch., Dip. Proj.Mgmt. FRIAI

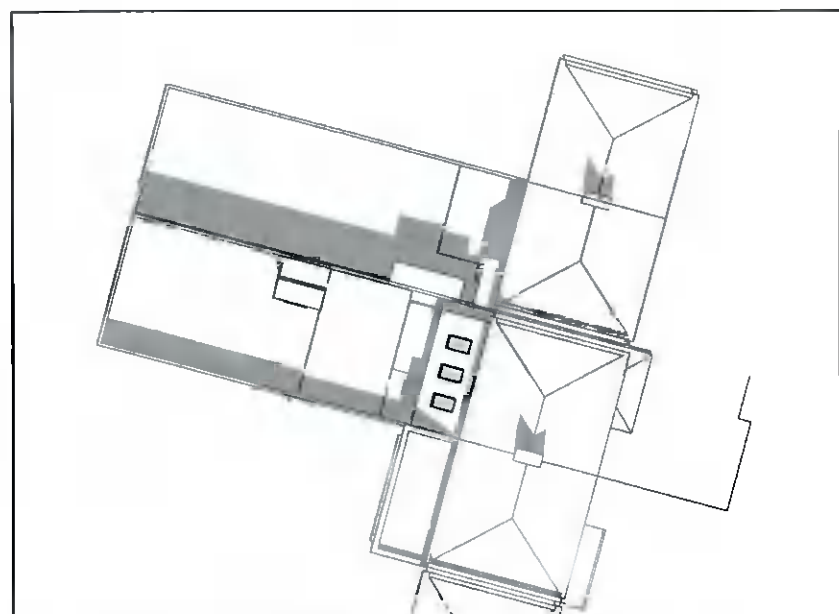
ARCHITECT



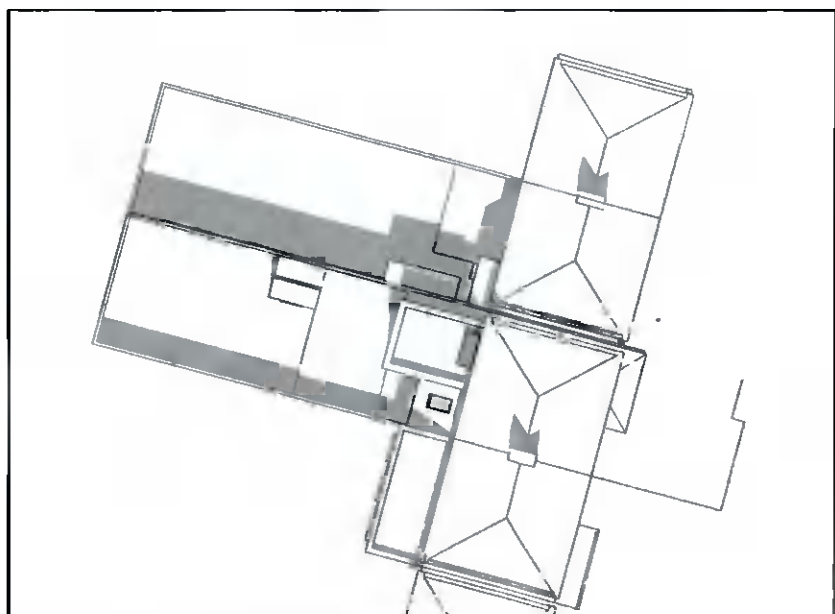
Existing Spring Equinox at 10am



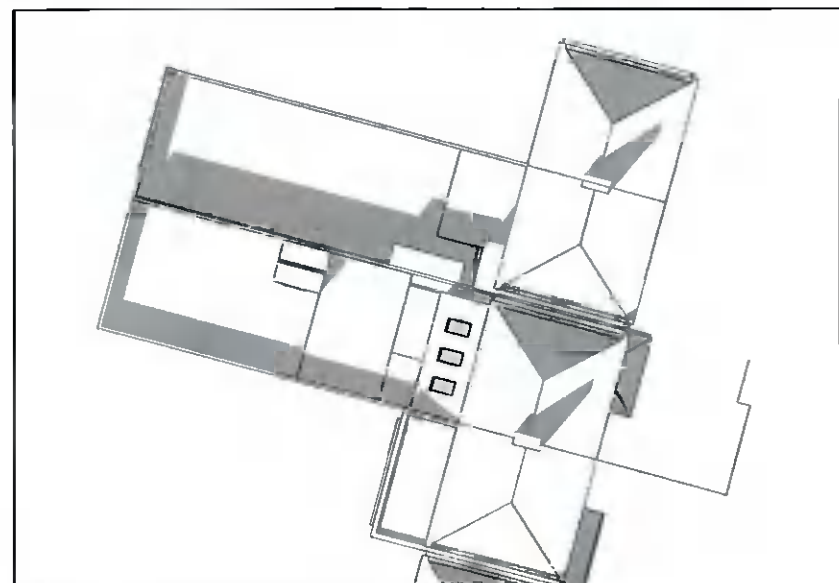
Proposed Spring Equinox at 10am



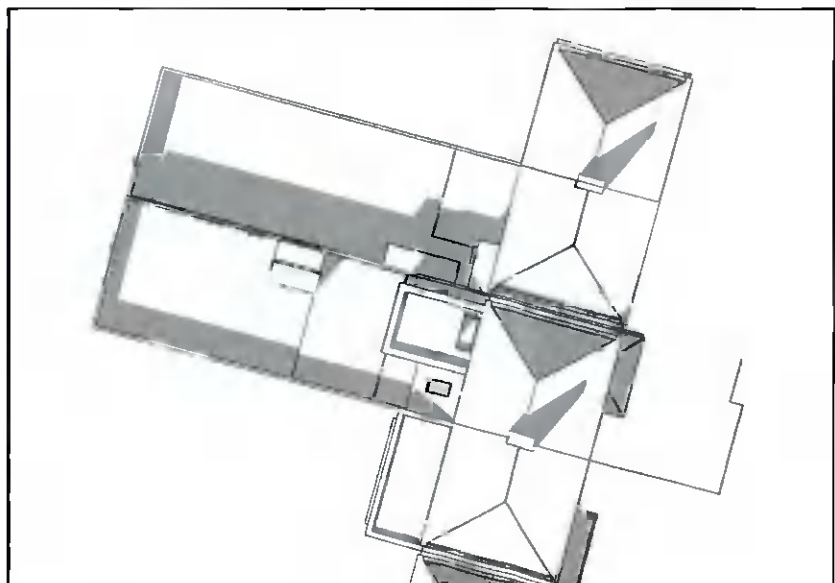
Existing Spring Equinox at 12 noon



Proposed Spring Equinox at 12 noon.



Existing Spring Equinox at 2pm.



Proposed Equinox March 2pm.

SHADOW ANALYSIS

Rev	Date	Drawn	Description	Init

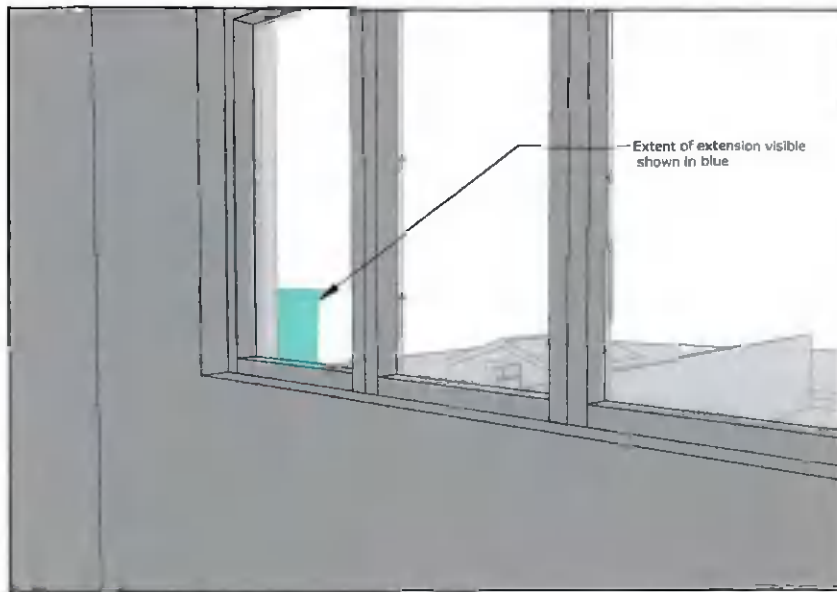
FLANAGAN ARCHITECTS
 8 Argus House, Greenmount Office Park, Harold's Cross, Dublin 6W
 Tel: (01) 4730034 Fax: (01) 4730043 email: info@flanagnarchitects.ie

Project: **House Refurbishment at 53, Wainfort Road, Dublin 6W**

Client: **Majella Slevin & Padraig Woods**

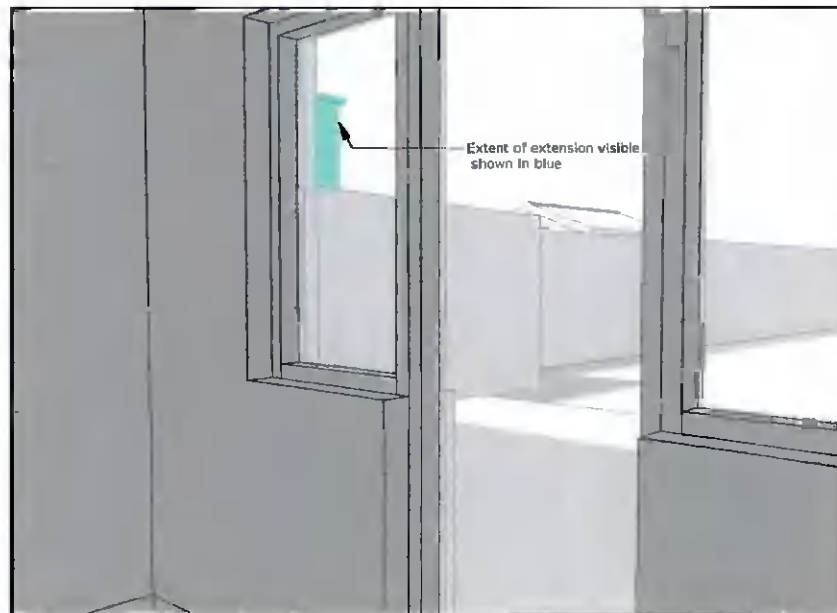
Drawing: **Shadow Analysis**

Scale:	1:250 @ A1, 1:500 @ A3	Drawn by:	p.F.
Date:	Feb. 2022	Drwg. No:	12102 PP-5

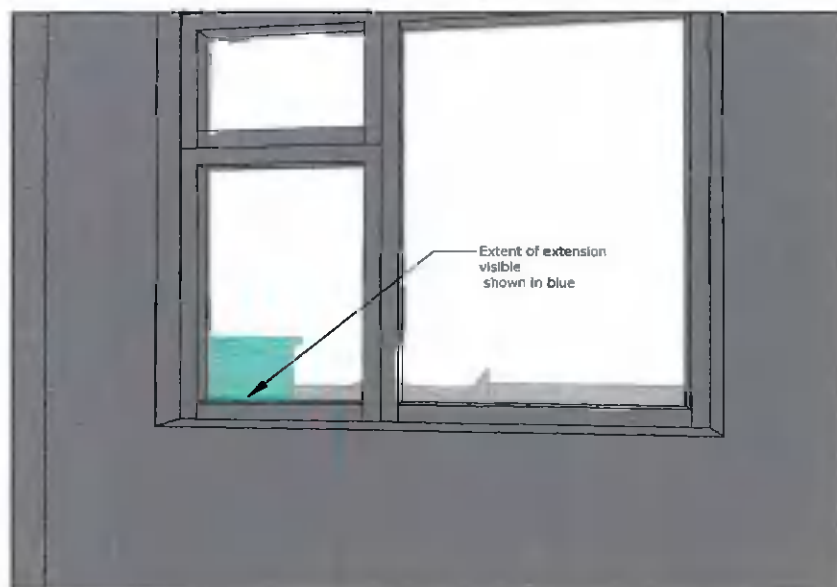


View from window 51-1

reduce text size



View from window 51-2

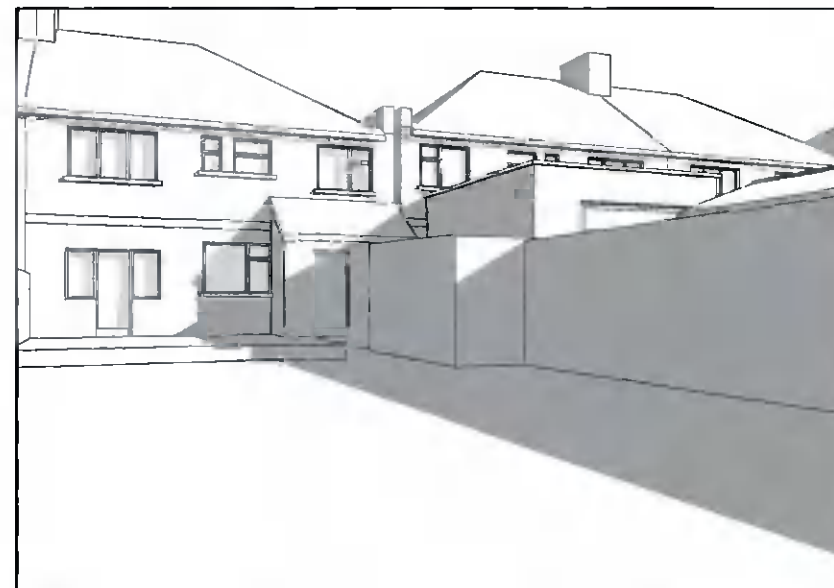


View from window 51-2

VISUAL IMPACT ANALYSIS (Views from adjoining house, No. 51)

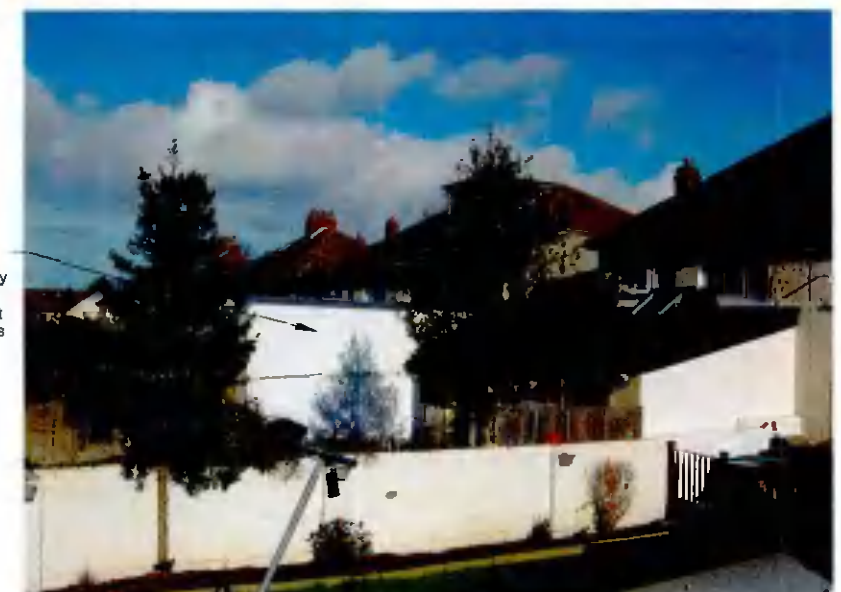


View of existing extension from rear garden of No. 51, Wainsfort Road 21st March 3pm



View of new extension from rear garden of No. 51, Wainsfort Road 21st March 3pm.

Extension to 47 Wainsfort Road built on boundary and height up to underside of first floor window sills



View of existing extensions to Nos. 49 and 47 Wainsfort Road, showing precedent for extensions up to 4m high and built on the boundary in the area.

Extension to 49 Wainsfort Road built on boundary and height up to underside of window sills



View, from adjoining garden of an extension built at 100 Barton Drive, showing precedent for which planning permission was granted.

Rev	Date	Drawn	Description	Init

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Project: House Refurbishment at 53, Wainsfort Road, Dublin 6W

Client: Majella Slevin & Padraig Woods

Drawing: Visual Impact Analysis - Internal & External Views

Scale: Not to Scale Drawn by: P.F.

Date: Feb. 2022 Drwg. No: 12102 PP-6

