

Michelle Dodrill

From: Planning - Registry
Subject: FW: Architectural Conservation Officers Report RE: SD22B/0031 - Main St, Rathcoole (Extension to single-storey cottage)

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Wednesday 16 March 2022 11:48
To: Aoife O'Connor Massingham <aoconnormassingham@SDUBLINCOCO.ie>
Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: Architectural Conservation Officers Report RE: SD22B/0031 - Main St, Rathcoole (Extension to single-storey cottage)

ARCHITECTURAL CONSERVATION OFFICERS REPORT RE:SD22B/0031 – MAIN STREET, RATHCOOLE

Hi Aoife,

As you are aware it is in the ACA of Rathcoole Village and as you are also aware a previous application was refused. One of the reasons it was refused previously was that the proposed works to refurbish the existing single-storey cottage resulted in inappropriate changes to the existing structure, which would not have been in keeping within an ACA.

Having assessed the application, the proposed extension and internal amendments to the existing cottage under the current application is a very simple single-storey rear and set-back side extension to the existing dwelling. The set-back of the new proposed side addition allows it to be clearly identifiable as a new addition. The proposed materials and design of the proposed extension will match the existing. This is acceptable with regard to the roof and external rough cast render finish. However, it is proposed to insert new uPVC windows and rear sliding uPVC doors to the new addition. Although it is fully appreciated that the windows in the existing cottage are also uPVC this is not an appropriate material or type within an ACA therefore it is recommended that the applicant be requested to provide timber windows and consider replacing the existing uPVC windows to the existing cottage in order to provide a cohesive window type in keeping with traditional features/materials. Details of all materials and finishes should be submitted for agreement and approval prior to the commencement of development.

It is considered that the proposed development which is located to the side (set-back) and rear will not directly impact on the character of the ACA. The proposed extension to the existing cottage allows the existing cottage to be adapted to modern family living and is simple in its design and form. It is considered that the front boundary walls, gate and defined boundary should be retained and that details of the side and rear boundary treatment should be submitted by way of condition.

I would recommend the following conditions be attached to any grant of permission:

- The proposed materials for the new extension will match the existing roof finish and external rough cast render finish. It is proposed to insert new uPVC windows and rear sliding doors to the new addition. Although the existing windows of the cottage are also uPVC this is not an appropriate material or window type within an ACA. It is therefore recommended that the applicant be requested to insert timber windows and consider replacing the existing uPVC windows to the existing cottage in order to provide a cohesive window type in keeping with traditional features/materials within an ACA. A schedule of materials and finishes for the proposed development should be submitted for approval and agreement in addressing the above issue.

- The existing front boundary walls, gate and defined boundary are to be retained, which will ensure the features of the existing boundary to the Main Street are kept. Details of the side and rear boundary treatment and details of the private open space areas should be submitted by way of condition. This will ensure the new boundaries and private open space areas are designed to suit the location within an ACA.

I trust the above is in order.

Kind regards,
Irenie

Irenie McLoughlin
Architectural Conservation Officer
South Dublin County Council



The Draft South Dublin County Development Plan 2022-2028