

**PLANNING
and
DESIGN STATEMENT**

**for
Development Comprising:**

**Demolition of Existing Single Storey Lean – to Extension and Outbuilding
to Rear of Existing Property;
Construction of New Two Storey Extension to Side and
Rear of Existing Dwelling;
The replacement of existing casement style windows to front elevation
with sash windows
and
All associated site works and services.**

at:

**657 Whitechurch Road
Rathfarnham
Dublin D16 N797
(located within an Architectural Conservation Area (ACA))**

**For:
Nicholas and Charlotte Grundy**

Statement prepared by:
Caroline Irvine MRIAI
Seven, Clarinda Court, Clarinda Park West
Dun Laoghaire
County Dublin

January 2022

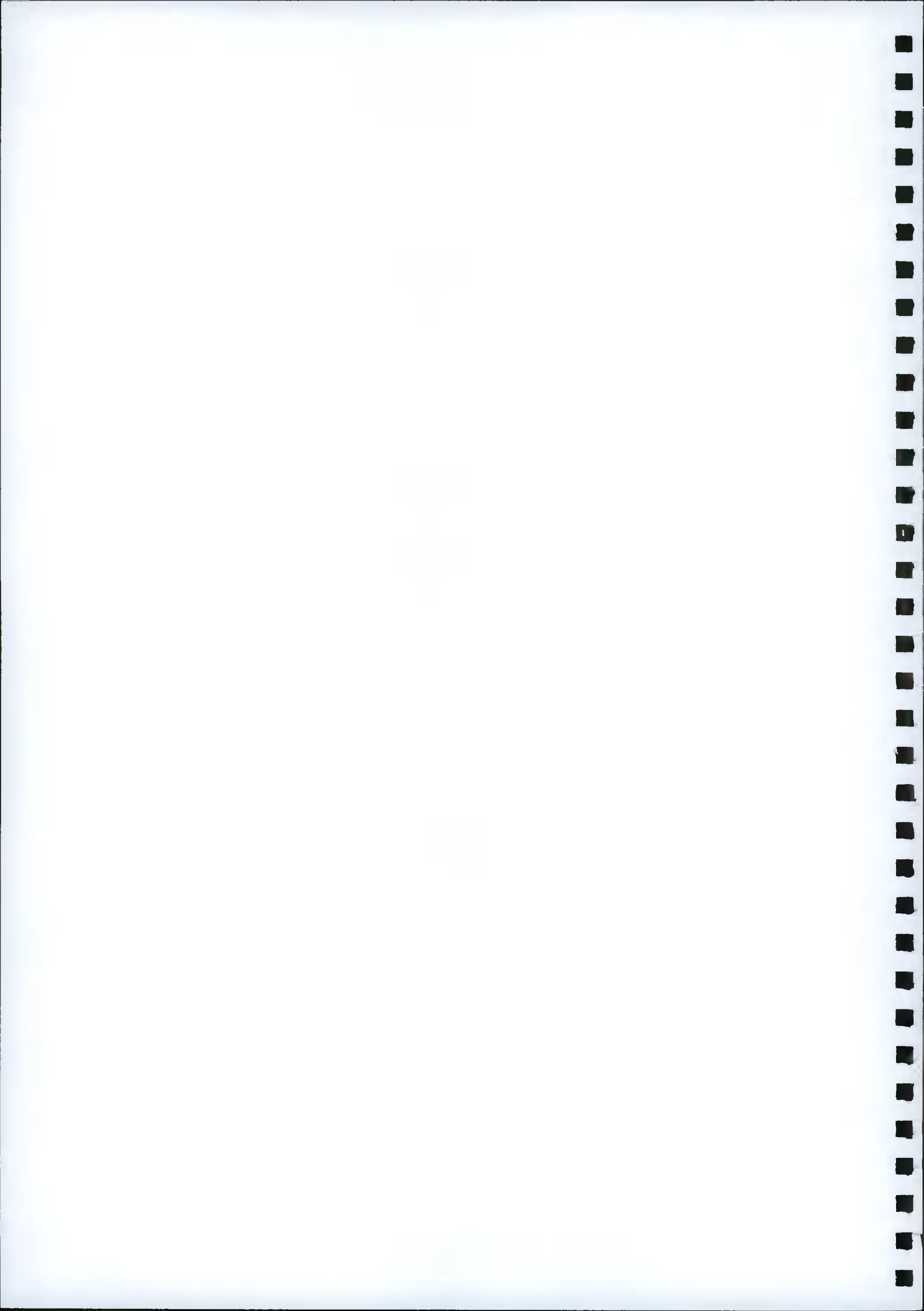
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1.0 THE PROPOSAL

1.1 The application proposes the construction of a two-story extension to side and rear of existing two-story semi-detached dwelling. The replacement of existing casement windows and the installation of sash windows and all associated site works and services.

1.2 The proposal includes the demolition of the existing single story lean-to extension and outbuilding / garden shed to rear of existing dwelling

1.3 The application is accompanied by the following documents, drawings and reports.

1. Completed Planning Application Form
2. Planning Fee of €34.00 – Domestic Extension
3. 1 x Copy of Site Notice – erected 18-02-2022
4. 1 x Copy of Newspaper Notice – published in the Herald on 18-02-2022

5. **Architect's Drawings & Documents**

6 sets of the following drawings:

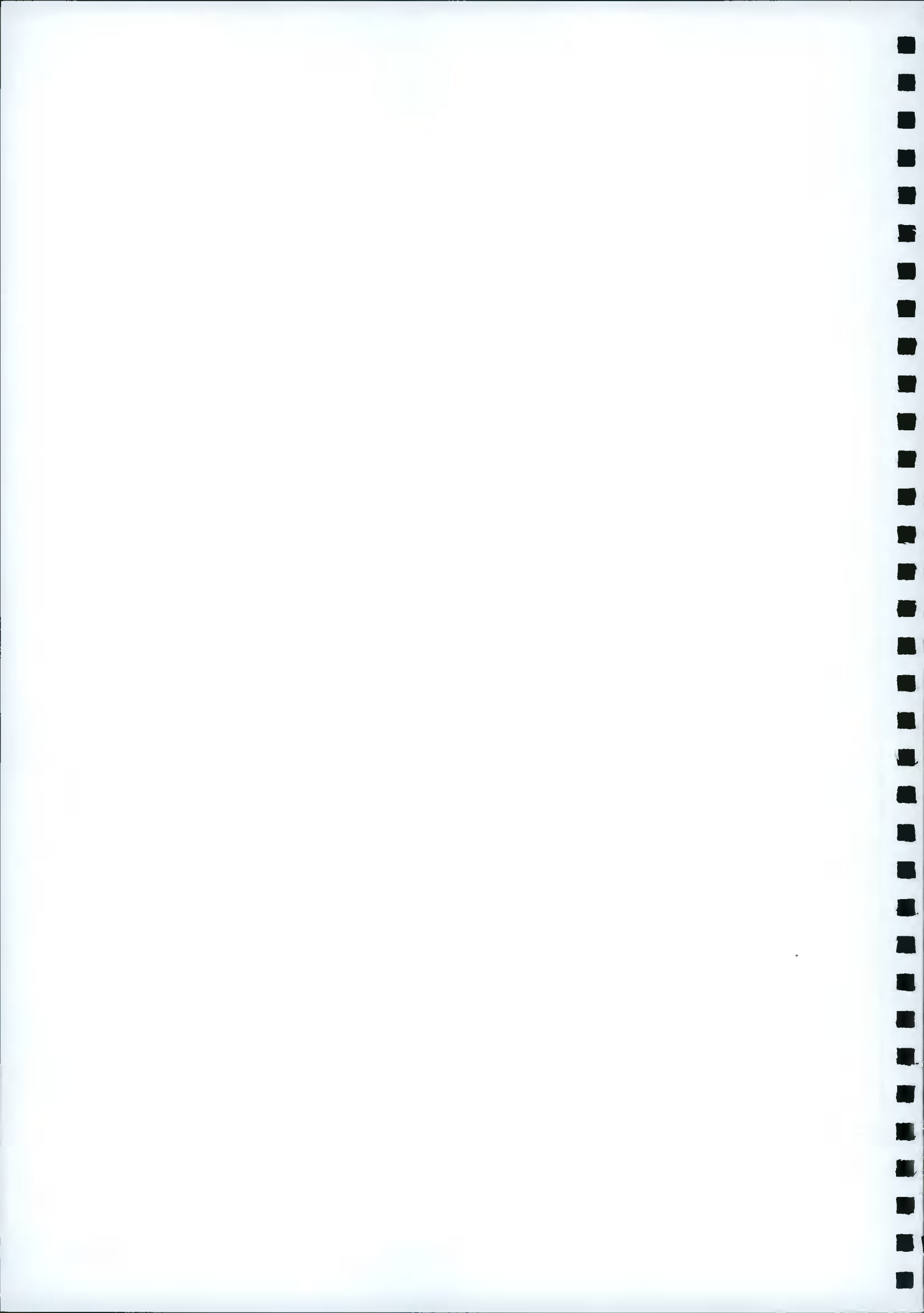
- a. Drawing No.: 22-1001-01-P: Existing Plans (1):
Ground Floor, First Floor and Roof Plan; Front
Rear and Side Elevations Scale: 1:100 @ A1
- b. Drawing No.: 22-1001-02-P: Existing Plans (2)
Site Layout Plan and Images showing application site in context of
Neighbouring buildings. Scale 1:100 @ A2
- c. Drawing No.: 22-1001-03-P: OSI Site Location Map (Scale 1:1000),
Ground Floor Plan, First Floor Plan and Roof Plan (proposed)
Scale 1:100 @ A1
- d. Drawing No.: 22-1001-04-P: Front, Rear and Side Elevations,
Sections A-A & B-B (proposed) Scale 1:100 @

6. **Engineer's Drawings & Documents**

Drainage

6 sets of documents (as described below)

- a. Cover Letter to Drainage Submission (x 6 copies)
- b. Drawing No. D100 - Ground Floor Drainage Layout prepared by:
O'Reilly Design, Consulting Structural and Civil Engineers
- c. Drawing No. D200 Drainage Details prepared by O'Reilly Design,
Consulting Structural and Civil Engineers



1.4

Background

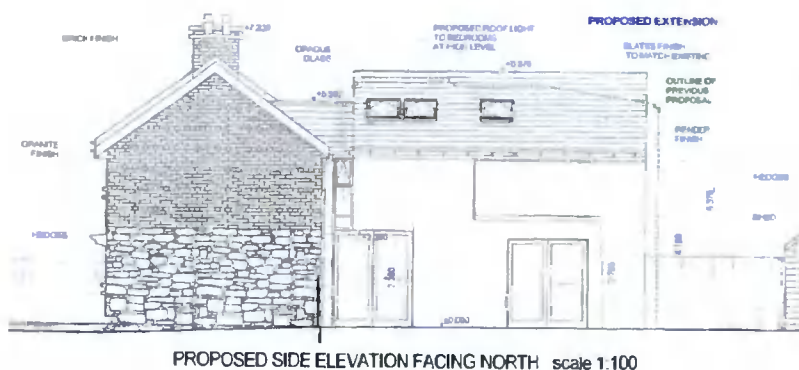
The existing house it is unsuited to modern living. The house is poorly insulated, there is evidence of damp and the extension is of poor-quality construction. Consequently, removal of the existing extension, renovation of the existing house and construction of a new two-story extension to side and rear of the existing dwelling is considered the best way forward to provide clients Nick and Charlotte with a family home suited to their lifestyle requirements, one that is constructed to the highest standards of modern sustainability and energy efficiency.

Development in the Area

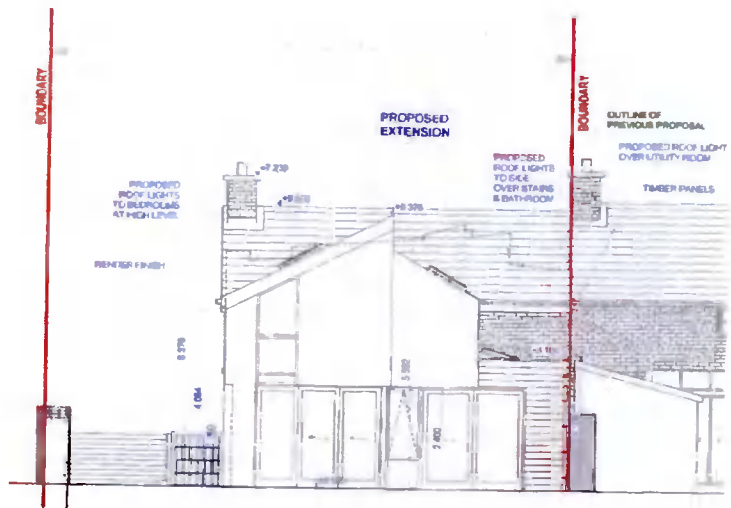
A planning search was carried out for development on the site at 657 Whitechurch Road which returned no results.

Examples of similar Planning Applications for extensions to dwellings (both single and split level / two story) on Whitechurch Road that have been Granted permission include:

- A. Register Ref. No.:** SD16B/0011
Date of Grant: 16-08-2016
Location: 653 Whitechurch Road (protected Structure)
Description: Demolish existing single-story extensions to the rear and construct a new two storey two bedroom extension also to the rear of the dwelling which is a protected structure including all associated site works.



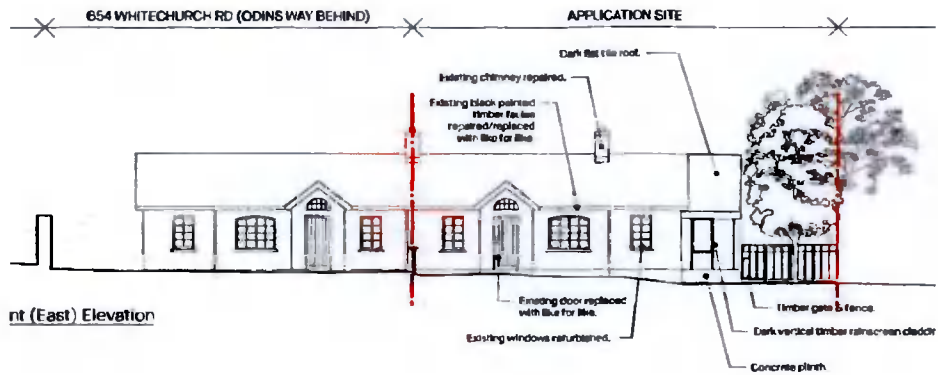




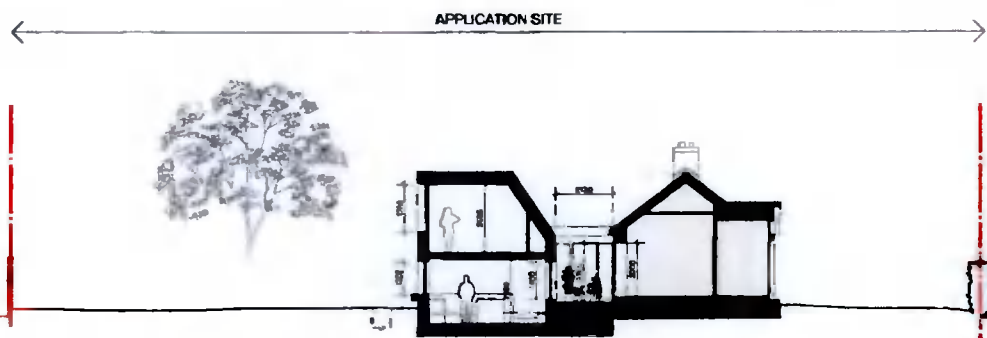
PROPOSED REAR ELEVATION scale 1:100

P

B. Register Ref. No.: SD21B/0191
Date of Grant: 27-08-2021
Location: 655 Whitechurch Road



nt (East) Elevation



3 Proposed SectionBB
 Scale: 1:200



Note:

Extension projects to the side of the original dwelling. (East Elevation)

Split level extension at rear (over two floors) with large dormer (Proposed Section BB)

- C. Register Ref. No.:** SD14A/0280
- Date of Grant:** 21-04-2015
- Location:** Rear of Nos. 643-659 Whitechurch Road Cottages
(Protected Structures) and to the east of Pearse Brothers
Park, Rathfarnham, Dublin 16.
- Description:** 32 residential houses comprising: 1 single storey, 2 bed
gate lodge bungalow 85sq.m; 12 semi-detached, 3 bed houses 145sq.m and 19
terraced, 3 bed houses 145sq.m. The houses are 3 storeys with a dormer window to
the rear; the development includes 63 off street parking spaces and 8 visitor spaces;
the site of 1.1 hectares is accessed via what was 'the old' Taylors Lane. The access
point runs between cottage No's 657 and 658. The development will also include
landscaping, infrastructural services and all associated site works.

Note:

'1 single storey, 2 bed gate lodge bungalow 85sq.m' in the above planning description
refers to No. 1 Odin's Way , neighbouring single story property to western boundary of
657 Whitechurch Road.

Buildings to the rear of 657 Whitechurch Road on south western boundary 'are 3
storey, 3 bedroom houses with a dormer window to the rear; (145sq.m) also
referenced in the above text). The terrace on the Odin's Way development (referred to
above) is over 62m from the building line of the proposed extension to rear of 657
Whitechurch Road.

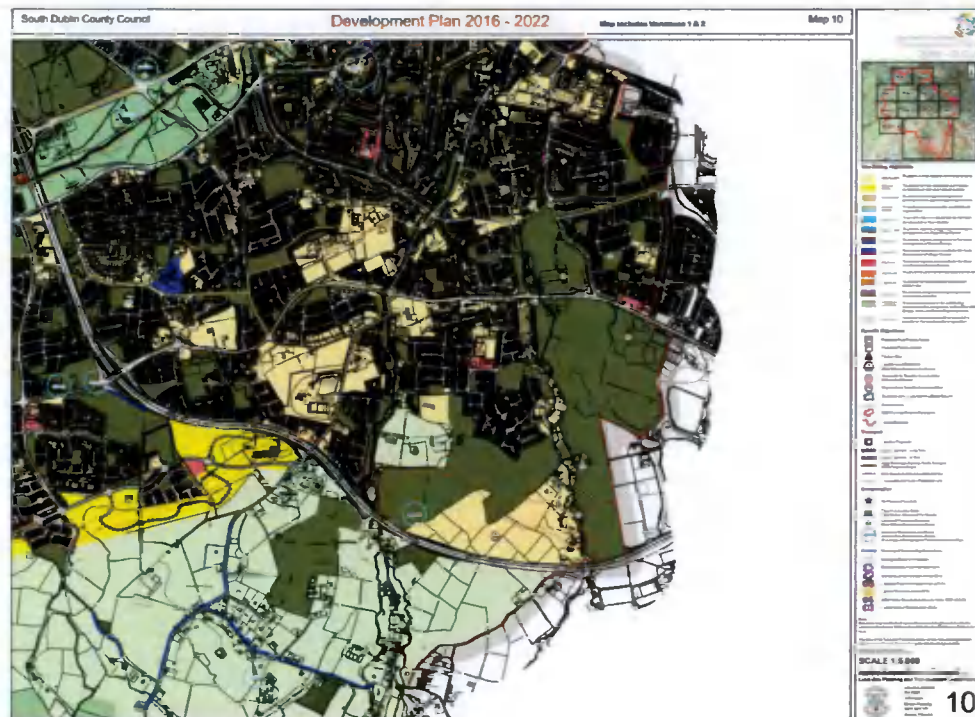
1 Odin's Way obscures (in part) no. 657 Whitechurch Road when viewed on
approach to no. 657 Whitechurch Road.

2.0 **THE SITE**

2.1 The site is Zoned RES: to protect and/or improve residential amenity.

2.2 The site lies within an Architectural Conservation Area. The dwelling is not
protected structure.





2.3 The site extends to 312.5 sq.m (including dwelling) or .03 ha. The existing dwelling area is 94.84 sq.m

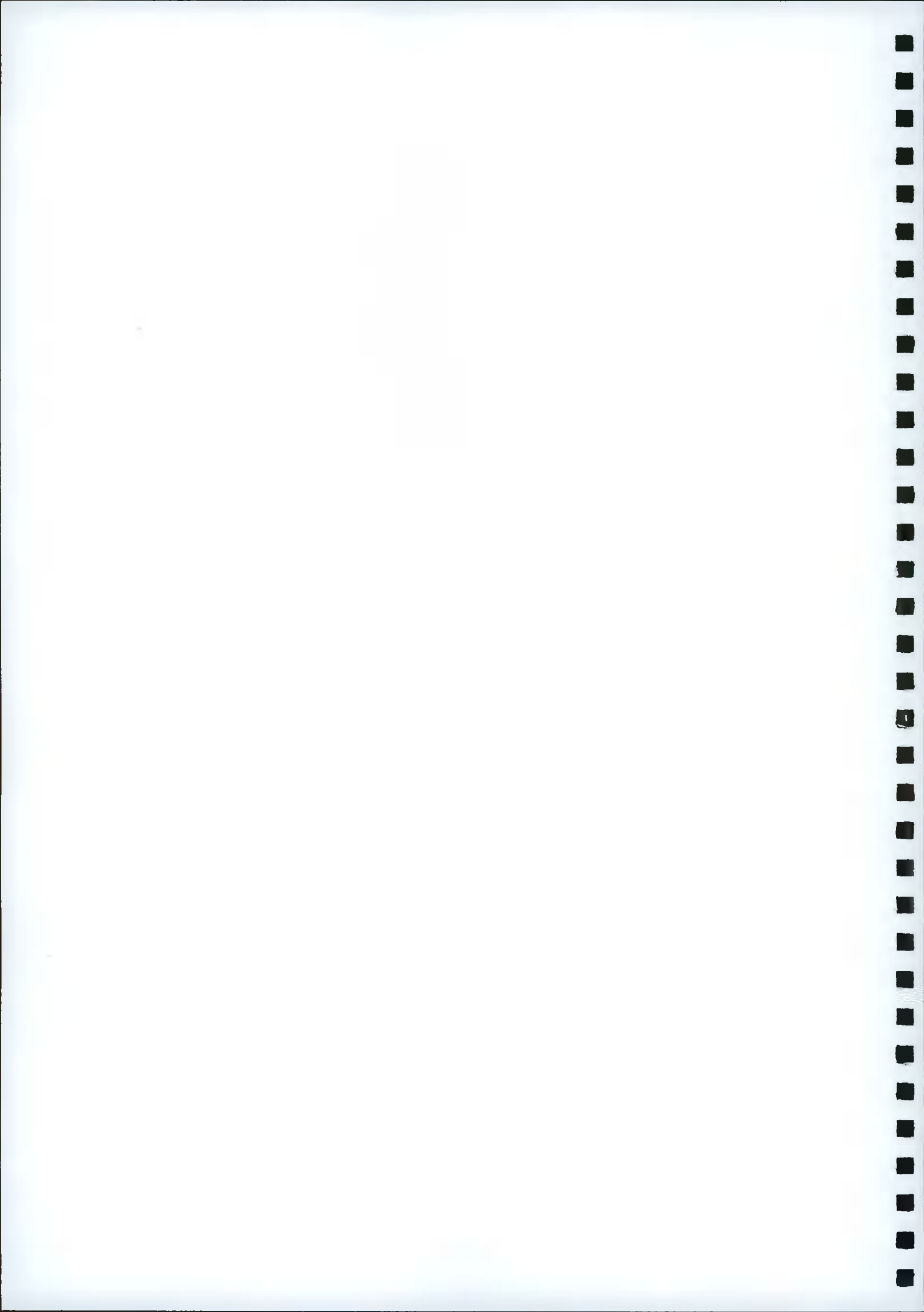
Taylor's Lane (to the North of the site) and Whitechurch Road (to the East of the site) intersect; the site is located at the south South-Western corner of this crossroads.

No 657 Whitechurch Road shares its party boundary with adjoining (semi-detached) property, no. 656 to the east. Property at 1 Odin's way 'wraps' the site (at no 657) on its western and southern boundaries. No. 1 Odin's Way, a single-story detached dwelling was part of a planning application for multi-unit residential development to south of applications site (Reg. Ref.: SD14A/0280, now constructed).

Adjoining semi-detached property at 656 Whitechurch Road has been extensively developed to the rear with single storey flat roof extension and outbuildings. Both semi-detached dwellings, nos 656 and 657 share the same external architectural aesthetic and internal layout. No 656 has only one window onto the first-floor landing which faces south west.

Overshadowing and Overlooking

Given the above it is considered that the proposed two-story extension to side and rear of the property will not negatively impact on daylight to or overshadow neighbouring properties.





2.4 The dwelling faces north-east and is set back approximately 9.15m from the site's northern boundary with Taylor's Lane. It is positioned roughly midway on the site. The outbuilding located to rear of dwelling abuts and runs parallel with the sites eastern / party boundary with no 656.

2.5 Site Access

The property is accessed from Taylor's Lane onto Whitechurch Road.

Side access tapers from 5.4m (measured from front building line on north-eastern elevation to western boundary wall) to 2.025m (measured from rear building line on south-western elevation to western boundary wall). Here, it is proposed to construct the side extension to the house while maintaining 800mm for access between proposed extension and the property's boundary wall with no. 1 Odin's Way. The single-story dwelling at one Odin's way is set back 500mm from the party boundary with 657 Whitechurch Road.

There will be a 1.3m separation distance between the proposed two storey extension to side of 657 Whitechurch Road and the dwelling at 1 Odin's Way.

2.6 Services: The site is serviced by a public waste and water system. A full drainage proposal has been prepared by O'Reilly Design, Consulting Structural and Civil Engineers and is submitted with this application



2.7

The cottage was built circa 1905. It is an early twentieth century local authority house that may have been designed by T.J Byrne, architect to the South Dublin



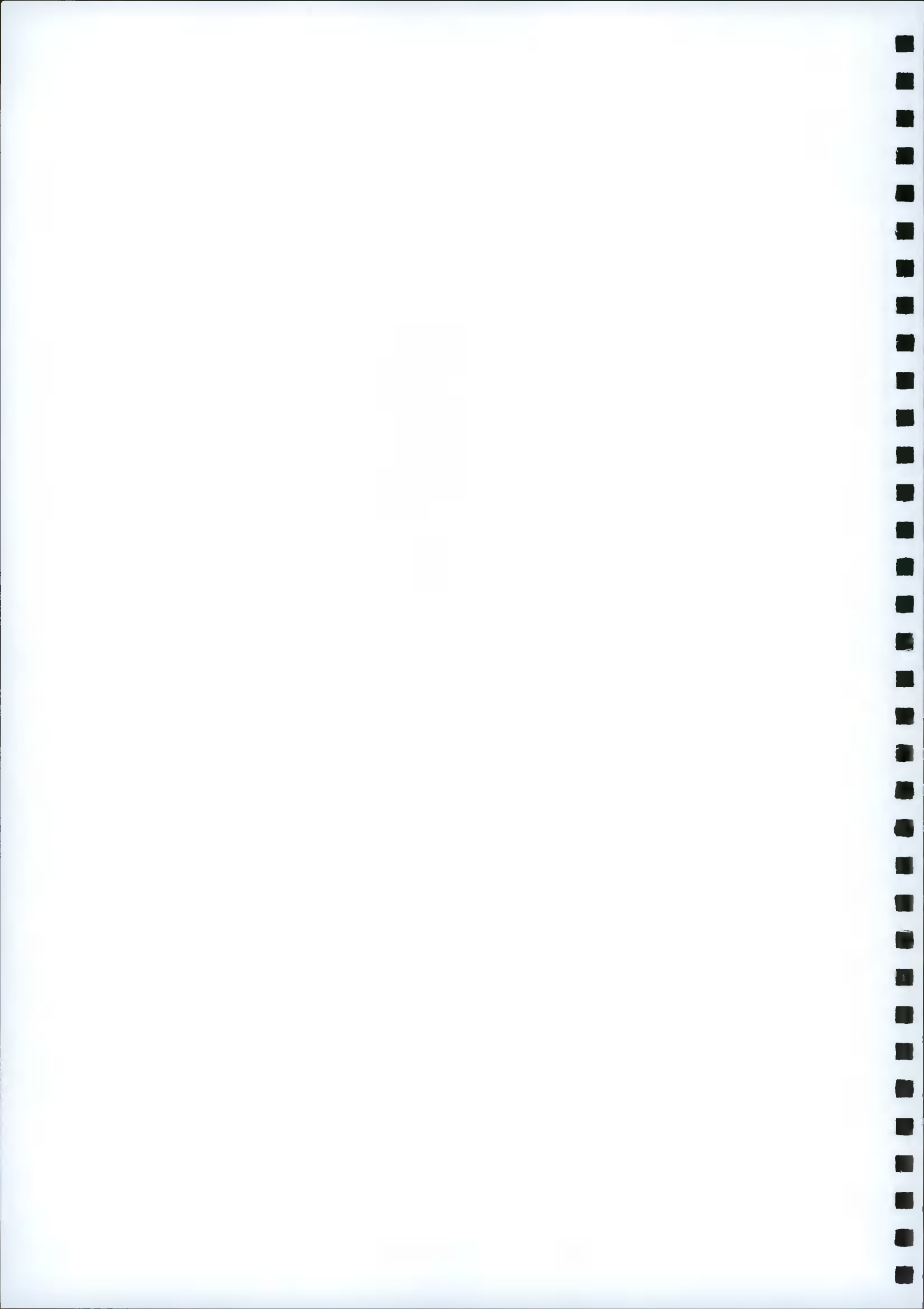
Image of properties 656 and 657 Whitechurch Road newly constructed.

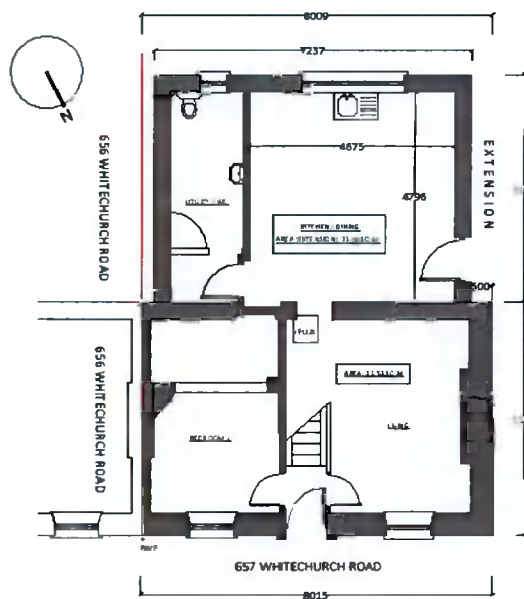
Rural Council from 1901 and later chief architect to the Board of Public Works.

The house design includes windows (originally sash & since changed to casement: fixed pane with top hung casement (ground floor) and fixed pane with side hung casement (first floor)) set in random coursed square granite at ground floor level and beige brick to first floor walls. Ground floor windows have round / arched blind recesses above. The front is distinctive with its granite porch hood supported by granite corbels over central front door. The dwelling has a pitched slate roof with brick chimney stacks and simple iron gates to the street.

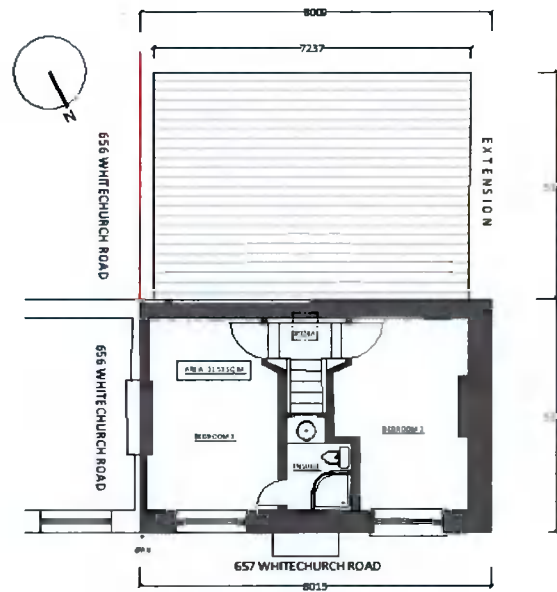
The current building can be described as a two story three-bedroom dwelling with pitched roof and a total floor area of 94.84 sqm comprising the following accommodation:

- a) House (Ground Floor): Central entrance Hall & stairs (leading to first floor) with bedroom 1 to the left (of hall) and living room to the right. Total Area: 31.53
- b) Extension (Ground Floor): Kitchen, dining room, utility and WC. Total Area: 31.06
- c) House (Frist Floor): Bedroom No.2 + Ensuite to the left and Bedroom No.3 to the right. Total Area: 31.25





GROUND FLOOR PLAN - EXISTING



FIRST FLOOR PLAN - EXISTING

- 2.8 The building has been added to since its construction with lean-to extension to the rear with a gross internal area of 31.06 sq.m. An outbuilding (15.77 sq.m) has been built in the garden. It is proposed that both the extension and outbuilding are demolished.

3.0 **PLANNING POLICY**

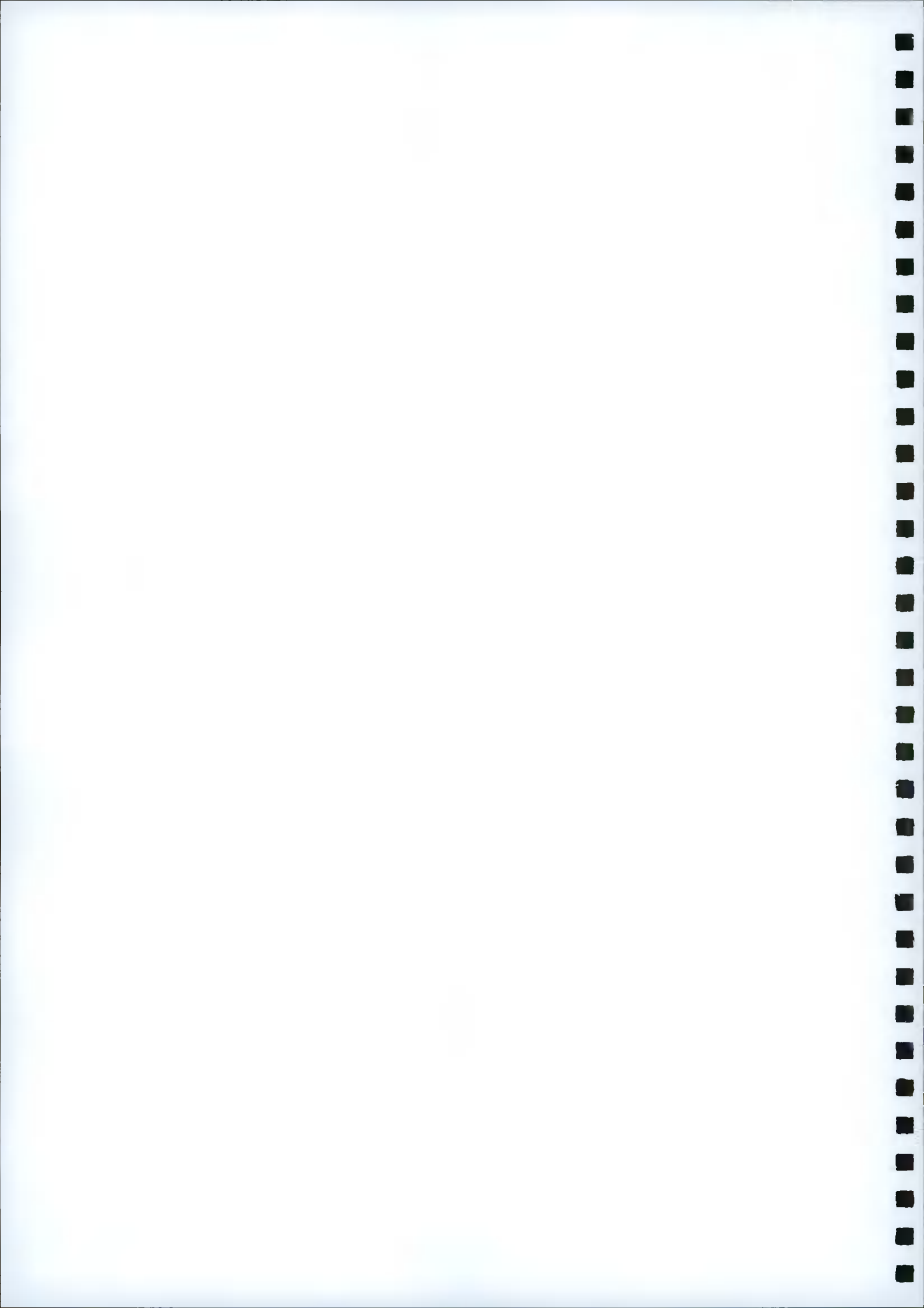
South Dublin County Council Development Plan 2016 - 2022

Current policy, relevant to the proposal, is contained at a strategic level in the South Dublin County Council Development Plan 2016 -2022 as follows:

Sections 2. 'Housing'

2.4.1. Residential Extensions

Domestic extensions allow for the sustainable adaptation of the County's existing housing stock. The South Dublin County Council House Extension Design Guide (2010) supplements the policies and guidance of the development plan.



Housing (H) Policy 18

HOUSING (H) Policy 18 Residential Extensions

It is the policy of the Council to support the extension of existing dwellings subject to the protection of residential and visual amenities.

H18 Objective 1:

To favourably consider proposals to extend existing dwellings subject to the protection of residential and visual amenities and compliance with the standards set out in Chapter 11 Implementation and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Sections 9. Heritage, Conservation, Landscapes (HCL)

HCL Policy 4. Architectural Conservation Areas

HERITAGE, CONSERVATION AND LANDSCAPES (HCL) Policy 4 Architectural Conservation Areas

It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas.

HCL4 Objective 1:

To avoid the removal of structures and distinctive features that positively contribute to the character of Architectural Conservation Areas including buildings, building features, shop fronts, boundary treatments, street furniture, landscaping and paving.

HCL4 Objective 2:

To ensure that new development, including infill development, extensions and renovation works within or adjacent to an Architectural Conservation Area (ACA) preserves or enhances the special character and visual setting of the ACA including vistas, streetscapes and roofscapes.

Section 11. 'Implementation'

11.3.0 LAND USES

(iv) Dwelling Standards

.....All houses must be required to accord with or exceed the minimum floor area standards set out in Table 11.20. Dwellings should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in Table 11.20. Open space should be located behind the front building line of the house and be designed to provide for adequate private amenity.

Table 11.20: Minimum Space Standards for Houses

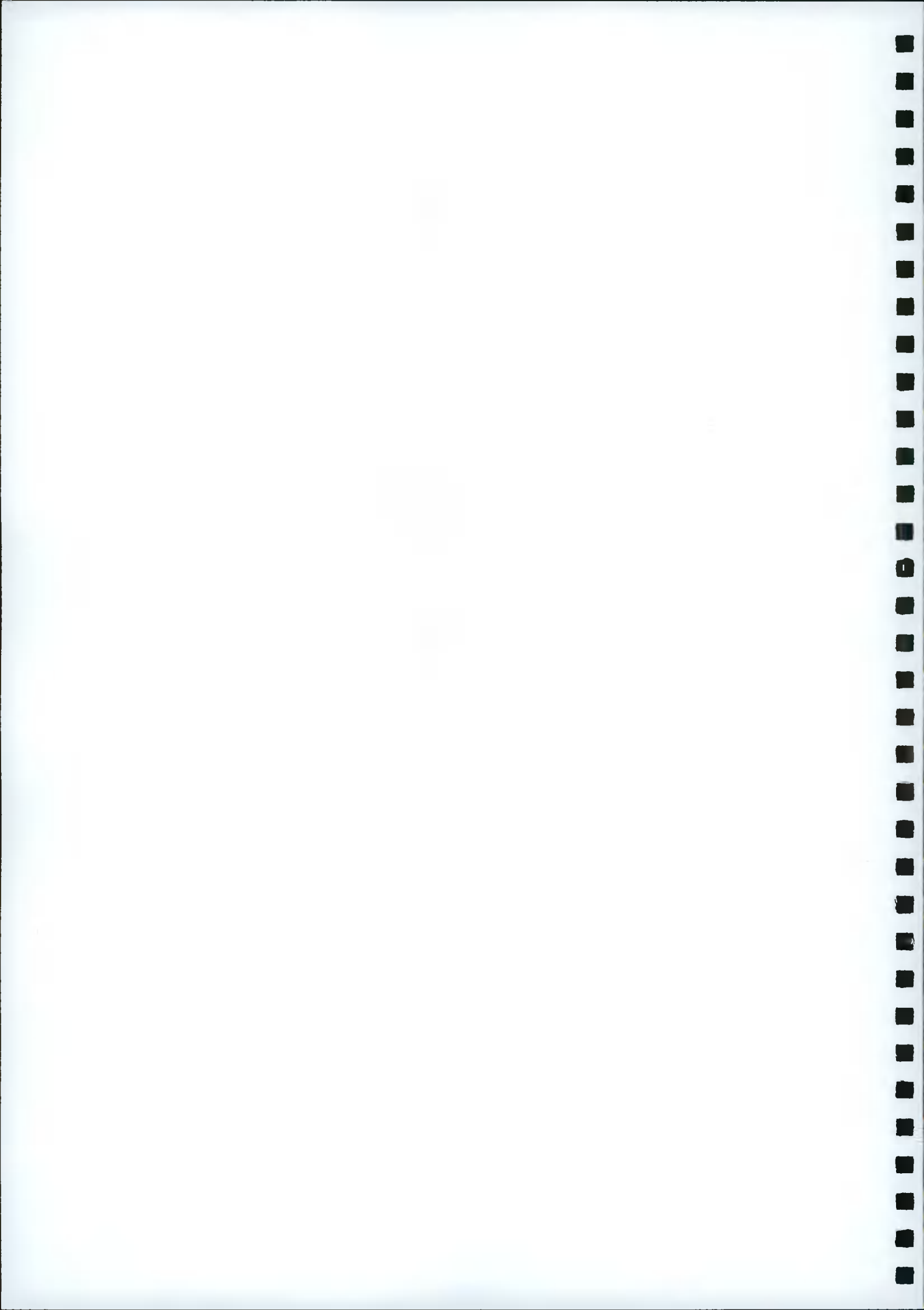


Table 11.20: Minimum Space Standards for Houses

Type of Unit	Houses	Private Open Space
One Bedroom	50 sq.m	48 sq.m
Two Bedroom	80 sq.m	55 sq.m
Three Bedroom	92 sq.m	60 sq.m
Four Bedroom or more	110 sq.m	70 sq.m

Private Open Space

Demolition of existing outbuilding to rear of the dwelling increases the available open space to the rear of the property

The proposed development has a total Private Open Space area that extends to 194.54 sq.m (64.42 sq.m to the rear of the dwelling and 194.54 sq.m metres to the front of the dwelling (excl. side access area).

The front and rear open space together exceeds the minimum Open Space Standard for a 'four bedroom or more' house.

Taking a measurement from the front building line of the house (inc. side access) open space to the rear of the proposed development is 72.45

11.3.3 ADDITIONAL ACCOMMODATION

(i) Extensions

The design of residential extensions should accord with the South Dublin County Council House Extension Guide (2010) or any superseding standards.

The South Dublin County Council House Extension Guide (2010) has informed the design submitted in this application.

Parking

Parking area to the front of the house remains and accommodates the 1.5 parking spaces required for Zone 2

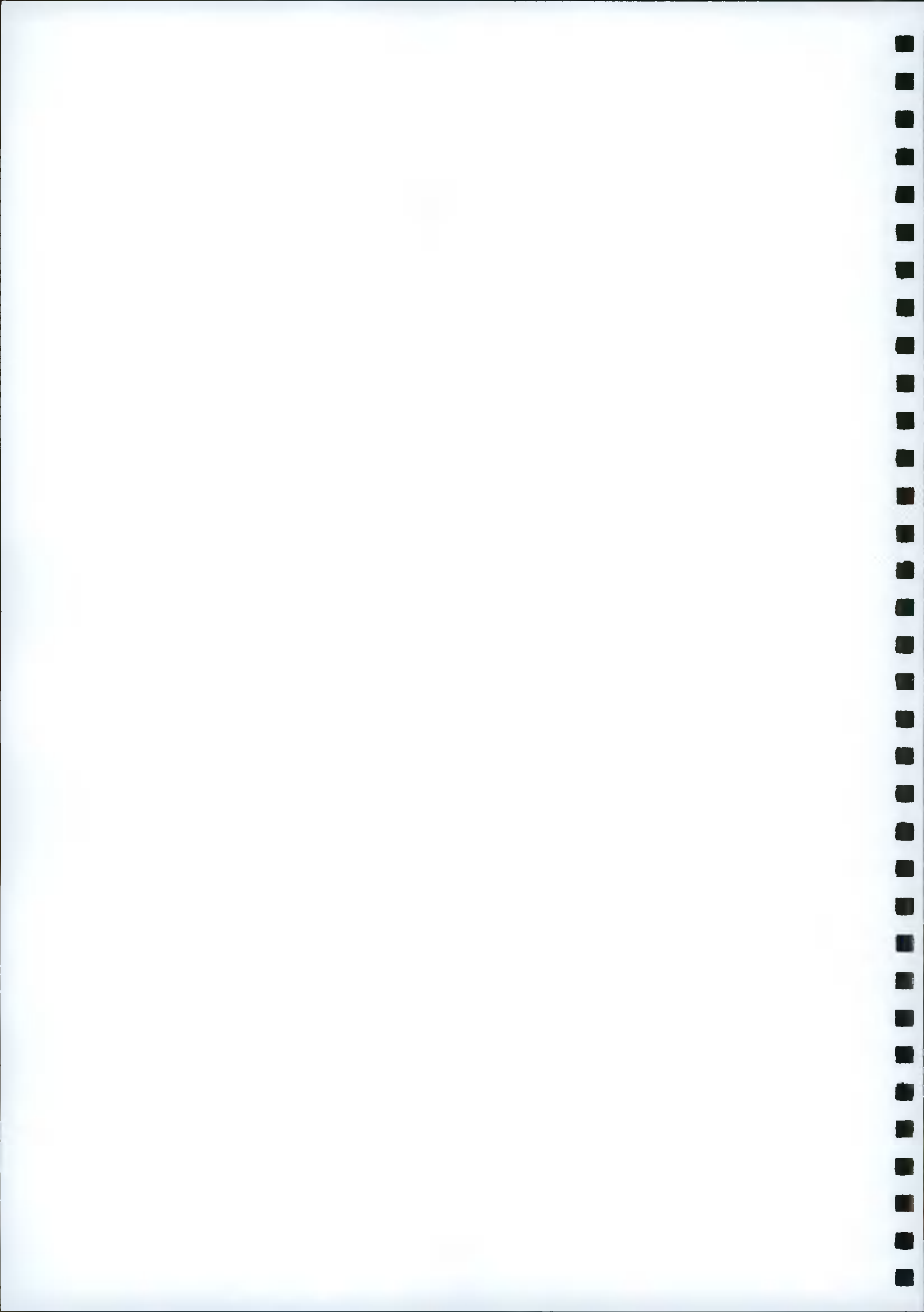


Table 11.24: Maximum Parking Rates (Residential Development)

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
Apartment	1 Bed	1 space	0.75 space
	2 bed	1.25 space	1 space
Duplex	3 bed+	1.5 spaces	1.25 space
House	1 Bed	1 space	1 space
	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

The number of spaces provided for any particular development should not exceed the maximum provision. The maximum provision should not be viewed as a target and a lower rate of parking may be acceptable subject to:

11.7.0 Energy

11.7.1 ENERGY PERFORMANCE IN EXISTING BUILDINGS

Extensions to existing residential and non-residential buildings, and material alteration or change of use of existing residential and non-residential buildings, should comply with the requirements of the current Building Regulations Part L – Conservation of Fuel and Energy (2008 and 2011), and any other supplementary or superseding guidance documents.

Development proposals for the refurbishment and upgrading of existing buildings should have regard to the DECLG document Towards nearly Zero Energy Buildings in Ireland - Planning for 2020 and beyond, which promote the increase of near Zero Energy Buildings (NZEB).

It is proposed that the design meet all relevant NZEB standards and is constructed to the highest standards of modern sustainability and energy efficiency.

4.0

THE PROPOSAL

The Existing Dwelling

Within the curtilage of the site (.03ha) the existing dwelling extends to 94.84 sq.m (including the later addition of lean-to extension to rear (31.06 sq.m)) and an outbuilding / garden shed at 15.7 sqm.



The current proposal seeks to demolish the existing single-story extension and outbuilding to rear and construct a two-storey extension to side and rear of the existing dwelling. The application proposes the replacement of existing casement windows with sash windows on the front elevation (as per the original design for the house).

- 4.1 In this regard, neither the existing house nor the ancillary outbuilding are listed as protected structures. The site lies within an Architectural Conservation Area (ACA).

IMAGES OF NO. 657 WHITECHURCH ROAD



FRONT ELEVATION



NORTH WEST ELEVATION / GABLE WALL AND NEIGHBOURING GRANITE CLAD SINGLE STORY PROPERTY, 1 ODIN'S WAY



EXISTING REAR EXTENSION



NORTH WEST BOUNDARY WALL, SIDE ACCESS AND NEIGHBOURING PROPERTY AT 1 ODIN'S WAY



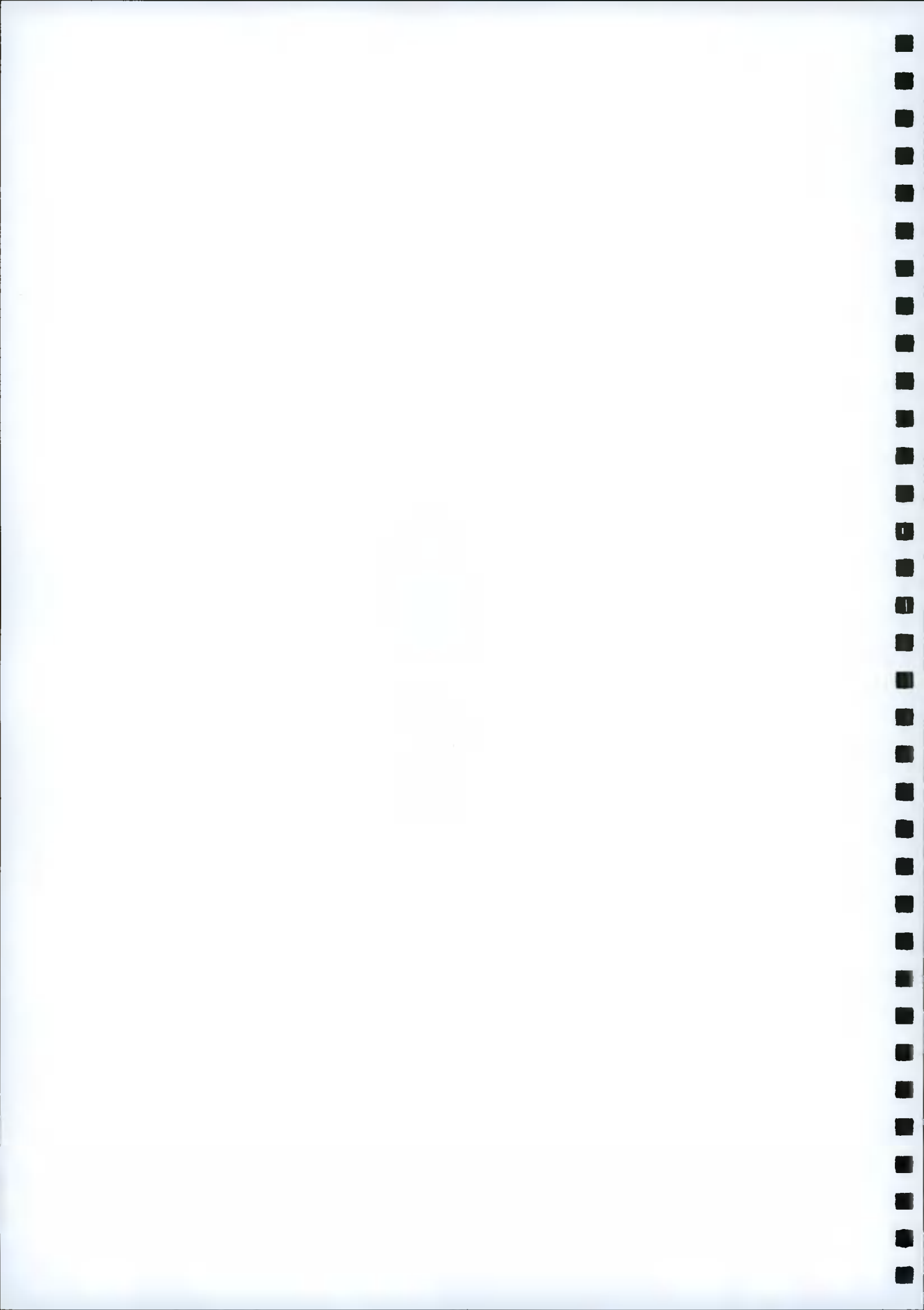
OUTBUILDING

- 4.2 **Size**

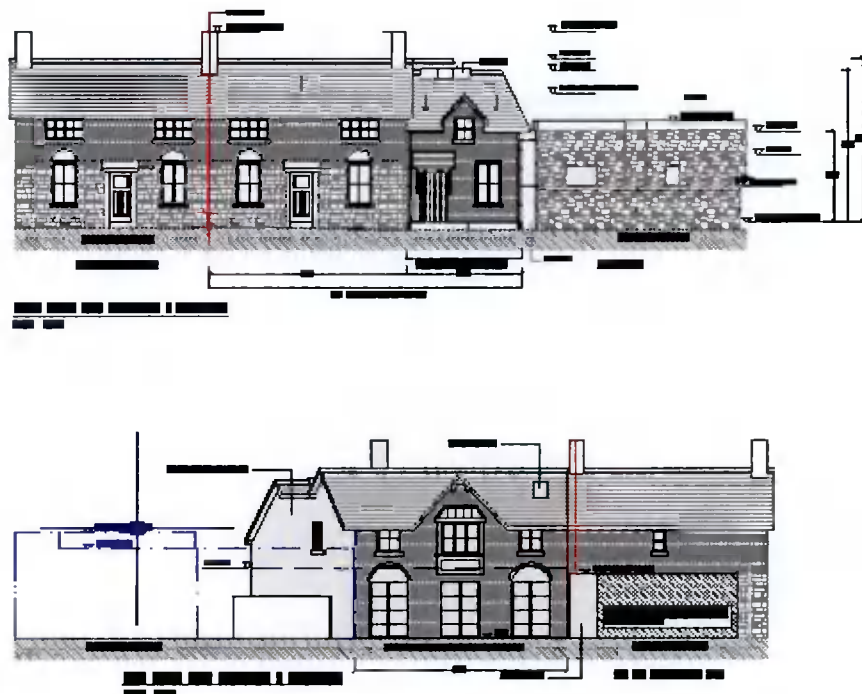
In terms of size, the new extended dwelling is a total of 181 sq.m. The existing house including ground floor lean-to extension at rear is at total 94.84 sq.m.

- 4.3 **Siting**

The proposed rear extension (facing south-west) has been designed to sit largely on the footprint of the existing ground floor lean-to extension to the house.



Use of the proposed side extension (to north-west of the property) for entry and circulation purposes allows full advantage to be taken of all available space in the existing dwelling, the proposed new extension to the rear and the building's favourable south westerly aspect.



Proposed Rear Elevation (no 657 Whitechurch Road)

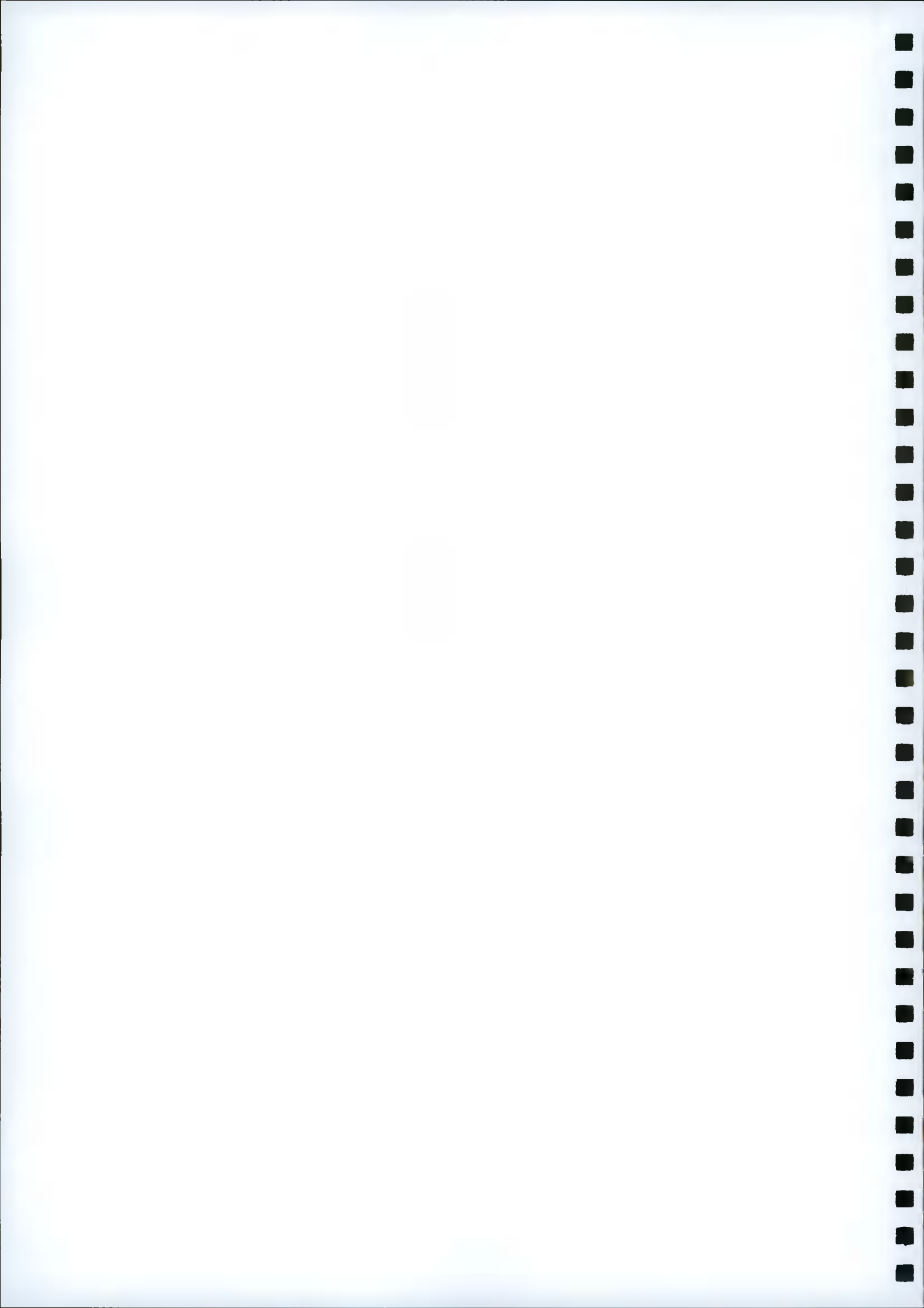
4.4 Design

The design for extension to the dwelling is simple and well considered and has been informed by both the policies contained in The South Dublin County Council Development Plan 2016-2022 and The South Dublin County Council House Extension Design Guide (2010).

The existing dwelling references classic design characterised by its use of cut granite and beige brick, slate pitched roof and attractive sash windows.

The proportion of the extension design also follows classical rules resulting in a balanced exterior that is attractive and authentic, one that follows the rhythm of the existing building by way of scale, solid to void ratios, style and use of materials. The design for proposed side and rear extension to the building is appropriate to its setting and to existing development in the vicinity.

In terms of planning and development strategy contained in the South Dublin County Council Development plan and associated policy criteria (referenced in brief above) it is considered that the proposed development is compliant for the following reasons:



Design Criteria

- The design has specifically sought to enhance the character of the area with the construction of attractive new two-story extensions to side and rear of the existing dwelling that are of an appropriate scale and in a vernacular style and which responds to the wider landscape.
- The scale and massing, form and siting have all been carefully considered from first principles. The location of the rear extension is largely on the footprint of the existing ground floor extension, thus maintaining the historic siting of the of building in relation to the surrounding area.
- The extension to side is of a scale and height appropriate to the area and is set back 600mm from the main front building line. Its appearance within the wider area will be positive.
- The ridge line to the side extension has been dropped to afford a pleasing stepped transition between the existing two-storey semi-detached and its neighbouring single-story dwelling (to the west), 1 Odin's Way.
- Extension to the building provides variety and interest in its design, whilst respecting local vernacular in scale and massing and the use of materials.
- The extension to the rear duplicates the form of the existing house to create a double gable end on the western elevation.
- The roof to the new gable extension shares the same pitch and eaves detail as the main house.
- The roof to the main house and the new roof to 'gable' extension at rear are linked by a flat roof with parapet detail. This is a treatment often seen in period buildings linking two gables of a house.
- Flush glaze roof lights have been inserted in this flat roof element for light penetration to internal areas such as the kitchen at ground floor level and circulation spaces and bathrooms at first floor level.
- A sash window onto bedroom 2 punctuates the 'double' gable / north-western elevation.
- To maximise energy efficiency and sustainability it is proposed to install Photo Voltaic (PV) panels to south facing roof slope of main / existing building and install an Air to Water Heating System.
Additionally the buildings south-west facing orientation at the rear allows the building to benefit from passive solar gain.



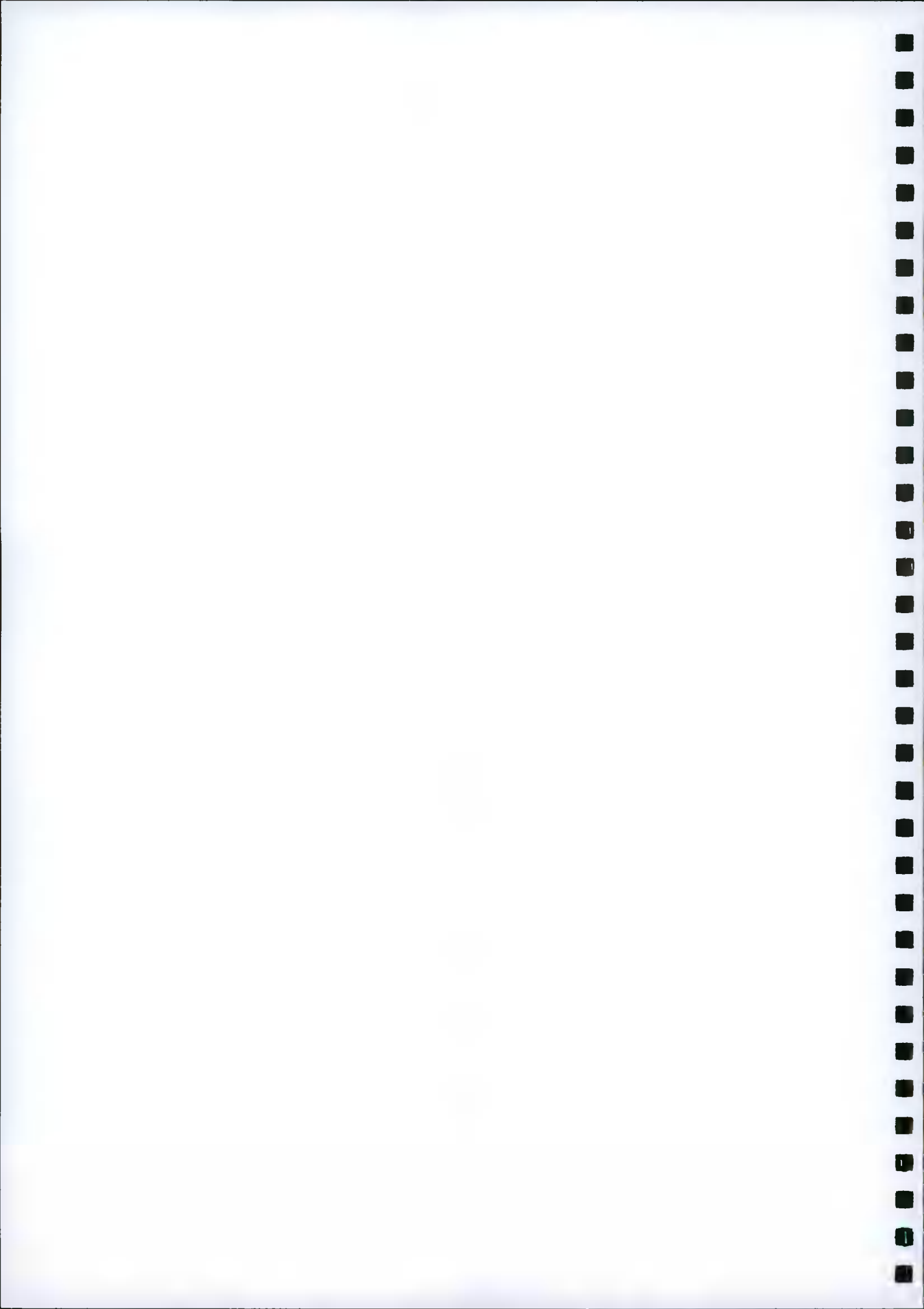
Window Treatment

- Matching the style of the main house, the window at ground floor level to front elevation of proposed side extension shares the same size and proportion as those on the main building (at this level) thereby continuing the visual rhythm of windows across nos 656 and 657 to the new side extension.
- A small dormer window has been added at first floor level to front elevation of the proposed side extension; it is subordinate to the roof slope and enhances the front elevation by adding verticality to the structure and reducing the potential for 'boxiness'. It adds interest and character to the dwelling. Similar design features can be seen on period artisan cottages of late 19th Century / Early 20th Century architecture.
- While the windows to main building of the cottage are traditional, 3 modern large multi-pane steel frame triple glazed double doors have been proposed to the south-east extension which add contrast and interest to the design. A recessed brick arch that echoes the arches over ground floor windows to existing front elevation feature over these double doors and add continuity and cohesion to the design.
- Windows at first floor level to the rear echo the proportion of those at first floor level to the front elevation
- An oriel window has been added to the rear elevation at first floor level. Functionally, oriel windows not only increase the light and air entering a room, but also expand the floor space without changing the building's foundation dimensions. Aesthetically, oriel windows became a landmark detail for Victorian-era architecture, although they are present in structures earlier than the 19th century. This addition of an Oriel window adds character, charm and interest to the building's aesthetic and is in keeping with the character of the area.
- **Roof Lights and Velux**

Flush Glaze Roof lights have been included in the design of the flat roof element that connects the existing house with the proposed extensions. They allow light to penetrate the kitchen area at ground floor level and circulation areas at first floor level.

A ridge light has been included to side extension providing natural light to the new entrance and stairwell.

The main bathroom at first floor level and master ensuite to rear of the house gain natural light via a Velux window over.



Accessibility

- The extensions will be accessible with flush entry to both front and rear elevations.
- Existing vehicular entrance to the property (off Taylor's Lane to Whitechurch Road) will be maintained.
- Cycle storage will be available to the rear of the house and waste management and recycling bins will be contained to the front of the dwelling.

Finishes

Walls

- A beige facing brick (to match / harmonise with existing brick to front and side / gable end of the existing building) will be used to face new elevations (front, side and rear) of proposed extensions

- **Roof**

- Grey Black slates to match existing roof tiles will be used

Windows

- Triple Glazed period style sash timber (or alternatively AluClad) windows in selected pale colour will be used to replace existing casement windows to front elevation of existing dwelling.

Elsewhere remaining windows will be triple glazed Aluclad windows in selected colour.

- Rainwater Goods will be black Alucast to same profile as used on original building

Landscaping

Demolition of the existing outbuilding increases the open space available to the property.

The proposed SUDS measures for the build include the introduction of new soft garden area to the rear and the introduction of permeable paving in the new rear patio terrace area and side passage area replacing existing shed and hard paving areas. These measures will give a net reduction in run-off from the site into the existing foul water sewer network and mitigate against the consequences of other pluvial floods in the area.

A landscaping plan will be developed that will encourage wildlife to the garden.



Internal Design

The house has been specifically designed for ease of access and use as a "lifetime" home.

Extending the house to side and rear (as proposed in this application) is an opportunity to bring this circa. 1905 period cottage into the 21st Century and meet / exceed the advocated internal area guidelines stipulated in both the South Dublin County Council Development Plan 2016-2022 (ref.: 11.3.4 (iv) and the space provision and room size guidelines for typical dwellings in 'Quality Housing for Sustainable Communities' (DEHLG 2007) for four + bedroom houses.

Additionally, design proposals have been prepared that exploit the buildings favourable south westerly orientation to maximise the energy and environmental performance of the dwelling.

Habitable rooms that benefit from the most hours of daylight such as the kitchen / living and dining area have been located with this favourable aspect (at the rear of the dwelling), with master ensuite and bedroom 2 directly above.

Equally, the hallway and stairwell, / circulation spaces, utility room and boot room have been located on the north westerly / cooler side of the house.

The proposed plans provide adequate space to accommodate working from home.

Other Matters

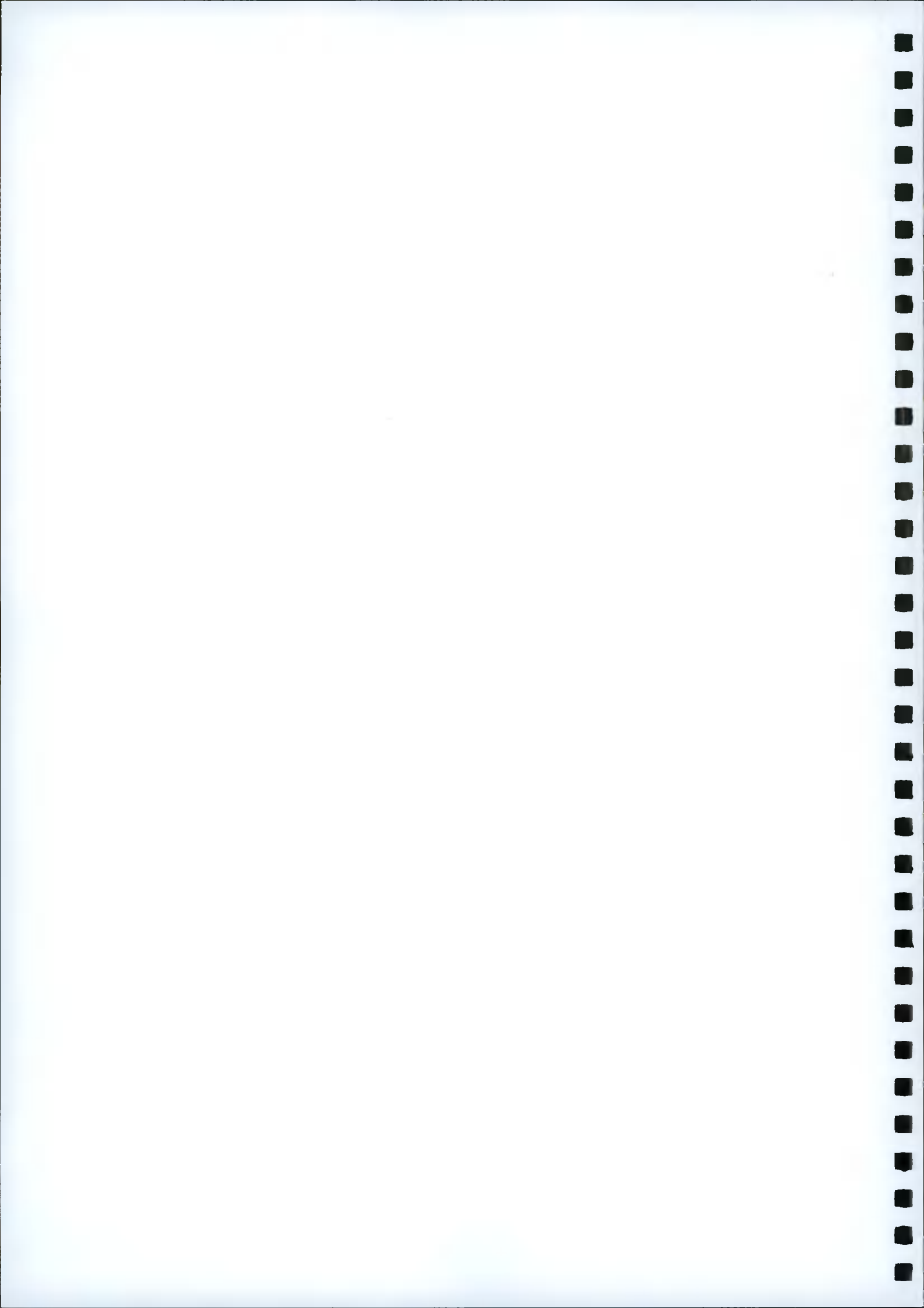
4.5 In addition to this statement, other matters have been addressed by reports and details prepared by others, these include:

- (i) Planning Submission – Drainage Strategy for Side and Rear Extensions at 657 Whitechurch Road, Rathfarhnam Dublin 16 – prepared by O'Reilly Design – Consulting Structural and Civil Engineers.
- (ii) Ground Floor Drainage Layout (Proposed) Drawing No. D100 prepared by O'Reilly Design – Consulting Structural and Civil Engineers.
- (iii) Drainage Details, Drawing No. D200 prepared by O'Reilly Design – Consulting Structural and Civil Engineers.

5.0 CONCLUSIONS

5.1 The existing house is not of a construction standard that is compatible with modern life. Its extension, renovation and upgrade to 21st century standards of construction and sustainability will affect a positive improvement, visually, practically and sustainably.

5.2 The proposed design is well considered. It is simple and unfussy. Additionally, the scale and size of the proposed extension to side and rear are appropriate to



its location. The introduction of brick facing to match / harmonise with beige brick on existing building together with grey-black slate roof will both complement the existing building and pay homage to adjoining period properties within the ACA.

- 5.3 Overall, the design, scale and appearance of the extended property, together with the use of vernacular materials is appropriate and in keeping with its environment.

We trust that this proposal will be well received by the Planning Department.

