

# Comhairle Chontae Atha Cliath Theas

**PR/0497/22**

## **Record of Executive Business and Chief Executive's Order**

**Reg. Reference:** SD22B/0082      **Application Date:** 22-Feb-2022  
**Submission Type:** New Application      **Registration Date:** 22-Feb-2022

**Correspondence Name and Address:** Caroline Irvine 7, Clarinda Court, Clarinda Park West, Dun Laoghaire, Co. Dublin.

**Proposed Development:** Demolition of existing single storey extension and outbuilding to rear of existing property; construction of a new two storey extension to the 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.

**Location:** 657, Whitechurch Road, Dublin 16

**Applicant Name:** Nicholas and Charlotte Grundy

**Application Type:** Permission

(AOCM)

### **Description of Site and Surroundings:**

Site Area: stated as 0.03 hectares.

#### Site Description:

The application site contains a two storey, semi-detached house, located at the junction of Whitechurch Road and Taylor's Lane. The property is located at a prominent site, to the south west of St Enda's Park. There are properties of a similar style located along Whitechurch Road to the south, with modern development located to the rear of the dwelling. The surrounding area is residential in nature

#### Site visited:

5 April 2022

### **Proposal:**

Permission is sought for the following:

- **Demolition** of single storey rear extension (31.06sq.m) and rear outbuilding (15.7sq.m)
- **Construction** of two-storey side and extension (117.22sq.m)
- **Replacement** of casement style windows on front elevation with sash windows
- All associated site works

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### **Zoning:**

The site is subject to zoning objective 'RES' - *'To protect and/or improve residential amenity'*.

### **Consultations:**

Surface Water Drainage – **Further information** recommended

Irish Water – **Further information** recommended

Architectural Conservation Officer – **Further information** recommended

An Taisce – **Objection**

### **SEA Sensitivity Screening**

Overlap with Whitechurch Road and Taylor's Lane Cottages, Rathfarnham

### **Submissions/Observations /Representations**

Submission expiry date – 28/03/2022

No submissions or objections received.

### **Relevant Planning History**

None recorded for subject site.

### **Nearby sites of Relevance**

**SD21B/0191:** Refurbishment of existing original cottage (45sq.m); demolition of existing ruin to the rear of the original cottage and construction of a new split-level, pitch roof extension (90sq.m) to the rear with central external courtyard and associated landscaping works. **Permission granted**

**SD16B/0011:** Demolish existing single storey extensions to the rear and construct a new 2 two storey, 2 bedroom, extension also to the rear of the existing dwelling, which is a protected structure, including all associated site works. **Permission granted**

- The extension proposed as part of this application is distinctly modern in style, providing a clear definition between the existing dwelling and later addition

### **Relevant Enforcement History**

None recorded for subject site.

### **Pre-Planning Consultation**

None recorded for subject site.

### **Relevant Policy in South Dublin County Council Development Plan 2016-2022**

*Section 2.4.1 Residential Extensions*

*Policy H18 Residential Extensions*

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

### *Section 9.1.3 Architectural Conservation Areas*

#### *Policy HCL4 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 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 11.3.3 Additional Accommodation*

#### *(i) Extensions*

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

#### *Rear extensions*

- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Make sure enough rear garden is retained*

#### *Side Extensions*

- *Respect the style of the house and the amount of space available between it and the neighbouring property, for example:*
  - *if there is a large gap to the side of the house, and the style of house lends itself to it, a seamless extension may be appropriate;*
  - *if there is not much space to the side of the house and any extension is likely to be close to the boundary, an ancillary style of extension set back from the building line is more appropriate;*
  - *if the house is detached or on a large site or in a prominent location such as the corner of a street, it may be appropriate to consider making a strong architectural statement with the extension.*
- *Match or complement the style, materials and details of the main house unless there are good architectural reasons for doing otherwise.*
- *Where the style and materials do not seamlessly match the main house, it is best to recess a side extension by at least 50cm to mark the change.*

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- *Leave a gap of at least 1m between the extension and the side party boundary with the adjoining property to avoid creating a terraced effect. A larger gap may be required if that is typical between properties along the street.*
- *If no gap can be retained, try to recess side extensions back from the front building line of the main house by at least 50cm and have a lower roof eaves and ridge line to minimize the terracing effect. In the case of a first floor extension over an existing garage or car port that is flush with the building line of the main house, the first floor extension should be recessed by at least 50cm.*
- *Match the roof shape and slope of the existing house. In the case of houses with hipped roofs it can be particularly difficult to continue the ridge line and roof shape; however it is more visually pleasing to do so if this will not result in a terracing effect with the adjoining house.*
- *Where the extension is to the side of a house on a corner plot, it should be designed to take into account that it will be visible from the front and side. The use of blank elevations will be unacceptable and a privacy strip behind a low wall, hedge or railings should be provided along those sections of the extension that are close to the public pavement or road.*
- *Avoid creating a terraced effect and awkward join between the rooflines of two adjacent properties if building up to the party boundary.*
- *Do not include a flat roof to a prominent extension unless there is good design or an architectural reason for doing so.*
- *Do not incorporate blank gable walls where extensions face onto public footpaths and roads.*
- *The use of a 'false' roof to hide a flat roofed extension is rarely successful, particularly if visible from the side.*
- *Avoid locating unsightly pipework on side elevations that are visible from public view. Consider disguising or recessing the pipework if possible.*
- *Extending a hipped roof to the side to create a gabled end or half-hip will rarely be acceptable, particularly if the hipped roof is visually prominent and typical of other houses along the street.*
- *Avoid the use of prominent parapet walls to the top of side extensions*

### **Relevant Government Guidelines**

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities*, Department of the Environment, Heritage and Local Government (2008).

*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).

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

### **Assessment**

The main issues for assessment concern the following:

- Zoning and Council policy
- Residential and visual amenity
- Architectural Conservation – An Taisce and SDCC ACO
- Services, Drainage and the Environment
- Appropriate Assessment
- Environmental Impact Assessment

### **Zoning and Council Policy**

The site is subject to zoning objective 'RES' - '*To protect and/or improve residential amenity*'. A residential extension is 'Permitted in Principle' under this zoning objective.

Policy HCL4 '*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*', and 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*', are also relevant considerations.

### **Residential and Visual Amenity**

The proposal includes demolition of an existing rear extension and out building, construction of a two-storey side and rear extension and replacement of windows on front elevation. No other changes are noted from drawings.

### **Two-Storey Extension**

An existing rear extension and outbuilding would be demolished to facilitate the side and rear extension.

#### *Side extension*

To the side, the extension would be setback by 0.6m from the front building line and would extend to within 0.8m of the western side boundary. The extension would have a pitched roof, with a new entrance door and window at ground floor level on the front elevation, and a window with pitched roof at first floor level. The eaves and ridge height of this roof would be approximately 0.5m lower than that of the main dwelling, in compliance with the recommendations of the House Extension Design Guide.

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The front elevation would have an entrance with a pitched roof porch overhang along with a first-floor pitched roof dormer and roof lights. The principle of the side extension is considered acceptable, given the setback and lower ridgeline that clearly show this as a later addition. There would be concerns about some of the elements on the front extension, such as the porch, pitched roof dormer and rooflights not being in keeping with the character of the ACA. These concerns are discussed further below based on the SDCC Architectural Conservation Officer's (ACO) Report which recommends **additional information** is sought. There are also concerns regarding a second entrance door. **Further information** should be sought on this issue.

### *Rear extension*

The rear extension would protrude approximately 5m from the main rear building line of the existing dwelling (measured from drawings), at ground and first floor level. The ground floor rear extension, to be demolished, currently extends approximately the same 5m distance. The extension would be part flat roof, part pitched roof, with the flat roof connecting the main dwelling and rear extension. The flat roof would have 3 no. roof lights, with 1 no. roof light on the rear roof slope of the pitched roof extension.

The House Extension Design Guide states that, as a rule of thumb, 1m separation distance should be achieved to the common site boundary for every 3m in height. On this basis, the first-floor extension should be located approximately 2.3m in from the site boundary, based on a maximum extension height of approximately 7m. However, the rear elevation of the neighbouring dwelling only has one small window, located at the centre of the building, serving a hallway. The separation distance to the site boundary is to protect the amenity of neighbouring properties by minimising overshadowing and limiting the potential overbearing impact of a two-storey extension. Given that the neighbouring dwelling has a large ground floor extension and no habitable rooms with windows on the rear elevation, it is not considered that such considerations are necessary in this instance. In the event the current proposal was to be granted, the neighbouring dwelling would be able to undertake similar works up to the site boundary.

At ground floor level, a large open plan kitchen and living area would be provided. Internal layout alterations would convert the two ground floor rooms of the main dwelling into a utility room and hall, subservient uses to the extension. At first floor level, the existing two bedrooms would be slightly enlarged and two new bedrooms, and relocated bathroom and an en-suite would be provided. The master bedroom would be served by a large feature window on the rear elevation, with a oriel roof canopy and projecting pitched roof on the rear roof slope. There are no properties directly to the rear of the dwelling and therefore no concerns regarding harmful overlooking or loss of privacy. The ACO Report raises concerns in regard to this feature window, discussed further below.

A rear garden of approximately 53sq.m would be retained, or 72.45sq.m when you include the side access. The demolition of the rear outbuilding increases the amount of rear private open space. A

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large front garden in excess of 100sq.m would also be retained and cumulatively it is considered that sufficient private open space would continue to serve the dwelling.

### Architectural Conservation – An Taisce and SDCC ACO

An Taisce has reviewed the application and has stated **objection** to the development for the following reason:

*The projection to the side is not compatible with the ACA designation of the existing house. The elevations from the front and from the side facing along Taylors Lane are incongruous.*

The SDCC Architectural Conservation Officer (ACO) has reviewed the application and has recommended **additional information** based on the following:

*It is considered that the applicant should be requested to modify the design of the proposed side and rear extension and to remove some of the design features which are considered to not be in keeping within the Architectural Conservation Area of Whitechurch Road.*

*The following comments provided within the Councils Architectural Conservation Officers Appraisal should be considered when modifying the design, ensuring that the overall revised design provides a new addition which is sensitive at this location. As the principle of a two-storey side and rear extension is considered acceptable, it is felt that a modified design addressing the items detailed below should be requested as Additional Information.*

- 1. It is considered that the proposed new extension has many different elements within the design which are not necessarily in keeping with the original style of the group of cottages and character of the ACA. It is advised that any new additions to the original cottages should be of contemporary and simple design the overall design and material finishes should reflect the existing cottages in order to provide a coherent piece.*
- 2. The proposed side extension is shown with a dormer window to the front and ridge light. Dormers and ridge lights to the front of a roof slope are not in keeping with the roof form of the existing cottages within the ACA and therefore are not considered to be an appropriate design feature. It is proposed to included sash windows in the new extension which although reflects the original type windows of the cottage it is not necessary within the new build. It is proposed to include an oriel window at FF level and two-over-two sliding timber sash windows to the rear extension. The oriel window would not be in keeping with the architectural design and style of the original cottages. The oriel window and the use of timber sash windows within the new build would be considered as pastiche. 3 modern large multi-pane steel frame double doors are proposed to the south-east extension which adds contrast and interest to the design, this principle should be followed throughout.*
- 3. It is considered that the front dormer should be removed from the design and the ridge light should be justified at this location in order to assess their suitability at*

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*this location and more contemporary design features should be considered within a modified design. A porch is shown over the front door of the side extension adding unnecessary detail. The front elevation of the side extension should be kept simple and minimal in design allowing the materials and finishes to reflect the design elements of the existing cottage.*

- 4. The proposed side and rear extension will be brick finish to match the existing which is considered to be an appropriate finish as it reflects the FF finish of the existing cottages and allows the new build to be identified as a new addition. However in order to completely achieve a balance between the existing cottage and the new build it is considered that the fenestration and window type should reflect a more contemporary design and that proposed design features as mentioned above should be removed to lessen the overall visual impact of the new build and for it to be clearly identifiable as a modern addition which sits sensitively within the site context.*

*Supportive and additional information is required in order that a full and proper assessment can be made on the revised and modified design thereby providing a new addition that adds architectural interest and quality to the existing dwelling and overall site context.*

- 5. Details should be submitted verifying the correct historically appropriate type of window to be reinstated to the front facade of the existing cottage. Details on the design, profile and materials should be provided based on the correct historical type.*

The **additional information** recommended is considered appropriate to ensure that high quality extension is provided, in keeping with the ACA and sensitive to the main dwelling which is of heritage interest.

### Services, Drainage and the Environment

Water Services has reviewed the application and has recommended the following **additional information**:

- 1.1 The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network which is generally not acceptable. The applicant is required to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).*



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*Note: South Dublin County Council records show that there is an existing 300mm surface water sewer in the road to the north of the site. The applicant is required to investigate the potential to divert all surface water drainage from the site to this sewer. SuDS features shall be included to attenuate surface water run off to greenfield run off rates prior to discharge to this sewer.*

1.2 *The applicant is required to submit a drawing in plan and cross sectional views clearly showing additional proposed Sustainable Drainage Systems (SuDS) features for the development such as green roofs ,water butts and rain planter boxes.*

Irish Water has reviewed the application and has recommended the following **additional information**:

2.1 *There is an existing 4"" public watermain traversing the site to the south of existing dwelling according to Irish Water records. The applicant is required to submit a drawing which shows the distance between this watermain and the proposed development. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design if the 3m setback cannot be achieved. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information*

It is considered appropriate to request the above by way of **additional information** to ensure adequate provision of SuDS measures and compliance with Irish Water Standard Details.

### Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development is located within an established residential area and comprises of a house extension.

Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

### 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 real 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.

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### **Conclusion**

**Additional information** should be sought in relation to the following:

- The applicant should be requested to revise the design of the side and rear extension to ensure that features on key elevations are in keeping with the ACA and elsewhere the extension reflects a modern addition to the dwelling
  - Features such as the front porch overhang, pitched roof dormer, front roof lights and rear oriel window should be removed and replaced
- Details should be submitted verifying the correct historically appropriate type of window to be reinstated to the front facade of the existing cottage.
- Existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer.
- Additional proposed Sustainable Drainage Systems (SuDS) features for the development such as green roofs, water butts and rain planter boxes.
- There is an existing 4" public watermain traversing the site to the south of existing dwelling according to Irish Water records. The applicant is required to submit a drawing which shows the distance between this watermain and the proposed development
- Revised drawings should be sought removing the new entrance door and replacing it with a window

### **Recommendation**

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

1. It is considered that the proposed new extension has many different elements within the design which are not necessarily in keeping with the original style of the group of cottages and character of the ACA. It is advised that any new additions to the original cottages should be of contemporary and simple design the overall design and material finishes should reflect the existing cottages in order to provide a coherent piece. The applicant is requested to amend the design of the extension as follows:
  - (a) The proposed side extension is shown with a dormer window to the front and ridge light. Dormers and ridge lights to the front of a roof slope are not in keeping with the roof form of the existing cottages within the ACA and therefore are not considered to be an appropriate design feature. It is proposed to include sash windows in the new extension which although reflects the original type windows of the cottage it is not necessary within the new build. It is proposed to include an oriel window at FF level and two-over-two sliding timber sash windows to the rear extension. The oriel window would not be in keeping with the architectural design and style of the original cottages. The oriel window and the use of timber sash windows within the new build would be considered as pastiche. 3 modern large multi-pane steel frame double doors are proposed to the south-east extension which adds contrast and interest to the design, this principle should be followed

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throughout.

(b) It is considered that the front dormer should be removed from the design and the ridge light should be justified at this location in order to assess their suitability at this location and more contemporary design features should be considered within a modified design. A porch is shown over the front door of the side extension adding unnecessary detail. The front elevation of the side extension should be kept simple and minimal in design allowing the materials and finishes to reflect the design elements of the existing cottage.

(c) The proposed side and rear extension will be brick finish to match the existing which is considered to be an appropriate finish as it reflects the FF finish of the existing cottages and allows the new build to be identified as a new addition. However in order to completely achieve a balance between the existing cottage and the new build it is considered that the fenestration and window type should reflect a more contemporary design and that proposed design features as mentioned above should be removed to lessen the overall visual impact of the new build and for it to be clearly identifiable as a modern addition which sits sensitively within the site context.

Supportive and additional information is required in order that a full and proper assessment can be made on the revised and modified design thereby providing a new addition that adds architectural interest and quality to the existing dwelling and overall site context.

(d) Details should be submitted verifying the correct historically appropriate type of window to be reinstated to the front facade of the existing cottage. Details on the design, profile and materials should be provided based on the correct historical type.

(e) There are concerns regarding the creation of a second entrance door. The applicant is requested to omit this and replace with a window.

2. The applicant has proposed to discharge surface water run off from the proposed development to the foul water drainage network which is generally not acceptable. The applicant is requested to submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all AJs, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie).

Note: South Dublin County Council records show that there is an existing 300mm surface water sewer in the road to the north of the site. The applicant is requested to investigate the potential to divert all surface water drainage from the site to this sewer. SuDS features shall be included to attenuate surface water run off to greenfield run off rates prior to discharge to this sewer.

3. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing additional proposed Sustainable Drainage Systems (SuDS) features for the

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development such as green roofs, water butts and rain planter boxes.

4. There is an existing 4" public watermain traversing the site to the south of existing dwelling according to Irish Water records. The applicant is requested to submit a drawing which shows the distance between this watermain and the proposed development. Irish Water Standard Details for water Infrastructure require 3m clear distance from a main of this size. The applicant shall engage with Irish Water's diversions section to assess feasibility of existing design if the 3m setback cannot be achieved. The outcome of this engagement with Irish Water's diversions shall be submitted to the planning authority as a response to Request for Further Information

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**REG. REF. SD22B/0082**

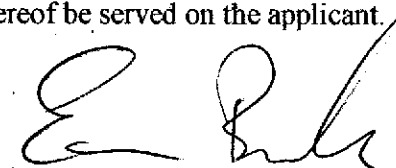
**LOCATION: 657, Whitechurch Road, Dublin 16**

*jjohnston*  
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**Jim Johnston,**  
**Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:**

19/4/22

  
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**Eoin Burke, Senior Planner**