

Michelle Dodrill

From: Planning - Registry
Subject: FW: SD22A/0066-Architectural Conservation Officers Comments re 'Hillview' Dispensary Lane, Lucan - Amended Report

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Thursday 14 April 2022 13:49
To: Sarah Watson <swatson@SDUBLINCOCO.ie>
Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: FW: SD22A/0066-Architectural Conservation Officers Comments re 'Hillview' Dispensary Lane, Lucan - Amended Report

Please see amended report below as in error the RPS reference was incorrect. This has been corrected and it is noted that RPS Ref. 067 relates to a pair of semi-detached houses as detailed below.

**SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE:SD22A/0066-HILLVIEW, DISPENSARY LANE, LUCAN**

Dear Sarah,

Please see below comments re above planning application.

Appraisal

I can confirm that the existing single-storey house to be demolished is of no architectural value, however the proposed 3 houses which are 3-storey located to the rear of a Protected Structures (Ard Garon and Muintir na Tire, RPS Ref. 067 – Pair of semi-detached, 2-storey) and is located within the Architectural Conservation Area of Lucan Village. The proposed 3-storey dwellings exceed the roof line of the protected structures located along Dispensary Lane facing the Village Green. The Lucan Methodist Church is located on the corner of Dispensary Lane and the site of the church is runs adjacent to the proposed development site.

I have concerns about the visual impact of the proposed 3-storey houses at this location in proximity to Protected Structures and within Lucan ACA. The height exceeds the building type in this area and the design does not reflect the building type or material type found in the village or building stock within the area. Although contemporary design within an ACA would be considered in principle, however the design needs to sit sensitively within the site and overall site context. Any new build proposed within an ACA that is replacing an existing building needs to be of greater architectural quality and should add architectural character to the ACA.

An architectural impact assessment has not been submitted as part of the application and there is no photomontages showing how the proposed development will be viewed at this location in order to assess the overall visual impacts on the Protected Structures or within the ACA. There are a number of policies in the County Development Plan 2016-2022 relating to developments within ACAs that should have been considered and addressed.

Recommendation

It is considered that the height, form and overall design of the proposed development fails to sit sensitively at this location. No regard has been shown as to the suitable type of proposal at this location in such close proximity to Protected Structures and within an Architectural Conservation Area. Due to the height of the proposed houses, the 3-storey roofline will exceed the ridge line of Muintir na Tire and adjoining protected structure along Dispensary Lane, thereby causing a visual impact. It is felt that CDP policies have not been considered and there is no architectural impact assessment or design rationale provided which is advised when proposing a new development

within an ACA. It is therefore considered that the proposed development has had no due regard to the site context and its location within an Architectural Conservation Area.

I trust the above is in order.

Regards,
Irenie

Irenie McLoughlin
Architectural Conservation Officer
South Dublin County Council

