

Comhairle Chontae Atha Cliath Theas

PR/1234/22

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22B/0357 **Application Date:** 08-Aug-2022
Submission Type: New Application **Registration Date:** 08-Aug-2022

Correspondence Name and Address: Adrian Hill Architects 15, The Seapoint Building,
44/45 Clontarf Road, Clontarf, Dublin 3, D03 E240

Proposed Development: Demolition of existing flat roof extension to the rear;
Construction of a part single-storey flat roof, part two
storey pitched roof extension, which is partially
sunken to the rear, with two associated rooflights;
Replacement of the front existing pvc windows with
timber frame windows; Widen existing vehicular
entrance, creation of a new parking area to the front of
the property and new front stone boundary wall,
together with all associated site, landscaping and
ancillary works to the site location in an ACA.

Location: 636, Whitechurch Road, Rathfarnham, Dublin 16

Applicant Name: Ciaran & Catherine McCabe

Application Type: Permission

(CS)

Description of Site and Surroundings:

Site Area: 0.14 Hectares.

Site Description:

The site is located on Whitechurch Road within an established row of semi-detached, single storey traditional stone faced cottages. The main element of the existing dwelling has a pitched roof with a single storey flat roof rear extension. The site is located within an Architectural Conservation Area (Whitechurch Cottages). The streetscape of Whitechurch Road is characterised by semi-detached dwellings of a similar form and appearance and with a mainly uniform building line with dwellings set back from the public road. The site is located immediately adjacent to a riparian corridor to the east and is in close proximity to the Whitechurch Stream which is also to the east. The subject site is elevated slightly (c.2m) from the adjacent Whitechurch Road and has a relatively long rear garden.

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Proposal:

The proposed development comprises of the following:

- Demolition of existing flat roof extension to the rear (41sq.m.).
- Construction of a part single-storey flat roof and part two storey pitched roof extension which is partially sunken to the rear, with two associated rooflights (137sq.m.).
- Replacement of the front existing pvc windows with timber frame windows.
- Widen existing vehicular entrance and creation of a new parking area to the front of the property and new front stone boundary wall.
- Proposed works measure 137sq.m. as stated.

It is noted the subject sites is located within an Architectural Conservation Area (Whitechurch Cottages).

Zoning:

The subject site is subject to zoning objective 'RES' - 'To protect and / or improve Residential Amenity'.

Consultations:

Architectural Conservation – **Additional Information** recommended.

Parks Department – No objections subject to **conditions**.

Roads Department – No objections subject to **conditions**.

Surface Water Drainage – No report received

Irish Water – No report received

Submissions/Observations /Representations

None received.

Relevant Planning History

SD12A/0183: Construct dormer style, private dwelling with Velux roof windows, in rear garden of 636 Whitechurch Cottages, which is a Protected Structure; re-arrangement of existing entrance to accommodate proposed development and all ancillary works.

Decision: **REFUSE PERMISSION.**

Adjacent sites

SD17B/0383: 637, Whitechurch Road, Rathfarnham, Dublin 14.

Demolish the existing single storey extension to the rear of the existing semi-detached bungalow and replace with a new two storey extension to the rear with a section of the existing front slated roof and ridge to be raised, new slate roof with roof lights to the new rear extension to match the existing slate roof, external finishes to match existing, internal alterations, widen the existing vehicular access, new car parking to a section of the front garden and associated site works.

Decision: **GRANT PERMISSION.**

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SD08A/0158: 637A, Whitechurch Road, Rathfarnham, Dublin 16.

Detached 4 bed dormer bungalow on lands to the front of existing detached bungalow, with shared vehicular access/egress through the existing vehicular entrance from Glenmore Green, Rathfarnham, with associated on and off site development works.

Decision: **GRANT PERMISSION.**

S00A/0699: rear of 236 Whitechurch Cottages, Rathfarnham, Dublin 16. Access through existing gateway on Whitechurch road for bungalow in rear garden.

Decision: **GRANT PERMISSION.**

Relevant Enforcement History

None.

Pre-Planning Consultation

None.

Relevant Policy in South Dublin County Council Development Plan 2022 - 2028

Section 6.8.2 Residential Extensions

Policy H14 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.

Policy H14 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 12: Implementation and Monitoring and the guidance set out in the South Dublin County Council House Extension Design Guide, 2010 (or any superseding guidelines).

Section 12.5.3 Density and Building Heights

Section 12.6 Housing – Residential Development

Section 12.6.8 Residential Consolidation

Extensions

- The design of residential extensions should have regard to the permitted pattern of development in the immediate area alongside the *South Dublin County Council House Extension Guide* (2010) or any superseding standards.

Section 12.6.7 Residential Standards

Section 6.7.5 Privacy and Security

Section 6.7.4 Internal Residential Accommodation

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Section 12.10.1 Energy Performance in New Buildings

Section 12.3.2 Appropriate Assessment

Section 12.3.3 Environmental Impact Assessment

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

Attic conversions and dormer windows:

- Locate dormer windows as far back as possible from the eaves line (at least three tile courses).
- In the case of a dormer window extension to a hipped roof, ensure it sits below the ridgelines of the existing roof and matches the materials used in the main house.
- Relate dormer windows to the windows and doors below in alignment, proportion, and character.

Overlooking and loss of privacy:

- Provide frosted or opaque glass windows with restricted openings in bathrooms, halls, and stairways.

South Dublin County Council House Extension Design Guide (2010)

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

Environment, Heritage, and Local Government, (2007).

Relevant Government Policy

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Regional, Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, 2019.

Section 5 – Dublin Metropolitan Area Strategic Plan, in *Regional, Spatial and Economic Strategy 2019 – 2031*.

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

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Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, 2009.

Quality Housing for Sustainable Communities-Best Practice Guidelines, Department Environment, Heritage, and Local Government, (2007).

Assessment

The main issues for assessment are as follows:

- Zoning and Council Policy,
- Residential & Visual Amenity,
- Access & Parking,
- Parks & Landscaping,
- Conservation,
- Services & Drainage,
- Screening for Appropriate Assessment (AA),
- Screening for Environmental Impact Assessment (EIAR),

Zoning and Council Policy

The site is located in an area which is zoned 'RES' 'to protect and/or improve residential amenity.' The development of a dwelling is permitted in principle subject to its accordance with the relevant provisions in the Development Plan 2022-2028 and the SDCC House Extension Design Guide 2010.

Residential & Visual Amenity

Demolition

The application comprises of the demolition of the existing flat roof rear extension which measures 41sq.m. (as stated). This demolition will create space for the new proposed development and is considered to be broadly acceptable in this instance.

Part single storey flat roof and part two storey pitched roof extension

The single storey rear element will be built on the footprint of the former single storey rear extension post demolition and will have a flat parapet roof with a parapet height of c.3.5m. It will project outwards from the main rear building line by c.4.26m and will span the full width of the existing dwelling and will be built to the boundary with the immediate neighbour to the north (No. 637 Whitechurch Road). Given the sensitivity of the site within the Whitechurch Cottages ACA and given one of the recommendations in the Conservation report, which is discussed later, the layout of the proposed extension should be set back within the side building line. It is considered this may be

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addressed by way of **additional information**. This element of the proposal will also have 2 no. rooflights above.

The two storey 'L' shaped rear element will have a pitched roof and will create a courtyard feature with the single storey element along the northern site boundary, the remainder of the two storey extension will be built to the boundary with the immediate neighbour to the north (No. 637 Whitechurch Road). The two storey element will be built at a slight angle to the single storey element. The main primary pitched roof element will have a ridge height of c.7.55m and the secondary roof will have a ridge height of c.6.78m. The ridge height of the existing dwelling measures c.4.55m. The two storey element will project outwards from the single storey element by c.9.8m at its maximum and will span a width of c.10.85m. Although the rear extension will be partially sunken given the site is slightly elevated it will still be visible from the Whitechurch Road. The Conservation Officer has expressed concern regarding this in her report and has recommended a redesign by way of **additional information** whereby the height of the of the proposed two storey element does not project above the ridge height of the existing dwelling (4.55m). This is discussed further in the Conservation section of this report whereby it states:

The height should be reduced and kept within the ridge line of the existing cottage.

It is considered appropriate to request the above **additional information**.

Replacement of the front existing pvc windows with timber frame windows.

This is discussed in further detail in the Conservation section of this report whereby the Conservation Officer recommends the following:

Details of the correct historic replacement windows to match the original timber casement of the cottage should be provided, it is advised that the neighbouring cottages where windows are original or historical types reinstated should be used as examples.

It is considered this may be addressed by way of **additional information**.

Widen existing vehicular entrance to 3.5m and creation of a new parking area to front

The existing 2.925m wide driveway is proposed to be widened to 3.6m by moving the northern pillar further northwards. In the event of a grant this shall be limited by way of **condition** to a maximum width of 3.5m. This is discussed in further detail in the Access & Parking section of this report.

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New front stone boundary wall.

The applicant proposes to construct a 1.3m high stone boundary but has not provided any further details for the type of stone to be used. The Conservation report recommends that:

Retention of original (granite stone wall) boundary treatment and entrance and only where the original stone boundary wall needs to be reinstated or repaired should be indicated.

Given the character of the area and the ACA status for Whitechurch Cottages it is considered appropriate to request the above **additional information**.

Considering the recommendation of the roads report, the boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles. It is considered this may be addressed by way of **additional information** to enable appropriate design of any new wall.

Access & Parking

A report was received from the Roads Department recommending no objection subject to **conditions**. An extract taken from the Roads report states the following:

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

Demolition of existing flat roof extension to the rear; Construction of a part single-storey flat roof, part two storey pitched roof extension. Widen existing vehicular entrance, creation of a new parking area to the front of the property and new front stone boundary wall, together with all associated site, landscaping, and ancillary works to the site location in an ACA.

Access:

The applicant proposes to widen the existing vehicular entrance from 2925mm to 3600mm. This is slightly wider than the standard maximum allowable width of 3500mm.

Visibility:

The applicant proposes to construct a front boundary wall of 1.3m height to match neighbouring property. Any front wall should be limited to a maximum height of 0.9 m with pillars limited to a maximum height of 1.2m in order to maintain forward visibility for vehicles exiting the property. Due to the nature of the adjacent road, all vehicles should exit the property in a forward direction.

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Car Parking:

The proposed parking area is of adequate size to accommodate 2 No. cars which is satisfactory for a house of this size.

No Roads objections subject to the following conditions:

- 1. The vehicular access points shall be limited to a width of 3.5 metres.*
- 2. Footpath and kerb shall be dished and widened, and the dropped crossing shall be constructed to the satisfaction of South Dublin County Council and at the applicant's expense. The footpath and kerb shall be dished and widened to the full width of the proposed widened driveway entrance.*
- 3. The boundary walls and gates at vehicle access points shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.*
- 4. Any gates shall open inwards and not out over the public domain.*
- 5. All vehicles parked in the driveways must exit the site in a forward direction. No vehicles to reverse onto the public roadway at any time.*

It is considered appropriate to attach the above **conditions** in the event of a grant apart from condition no. 5 as it is not considered enforceable.

Parks & Landscaping

The Parks Department have recommended no objection subject to conditions. An extract taken from the Parks report states the following:

*Recommendation: Grant with **Conditions***

Comments

It is noted that this site is located immediately adjacent to a designated riparian corridor in the dev. Plan 2022-2028 and is also located in close proximity to Whitechurch stream. For this reason, public realm would recommend the following condition be included:

Conditions

The applicant is to include SuDS (Sustainable Drainage Systems) in the form of permeable paving for the proposed development within the driveway. The applicant shall submit a drawing in plan and cross-sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. The applicant is referred to the recently published SDCC SuDS Design Guide for further information and guidance.

REASON: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies under POLICY GI4: DRAINAGE SYSTEMS

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure

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that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

Given the proximity of the proposed development to the riparian corridor and the Whitechurch stream it is considered appropriate to attach the above **conditions in** the event of a grant.

Architectural Conservation

A report was received from the Conservation Officer recommending **Additional Information** be requested. An extract taken from the Conservation report states the following:

Appraisal

This is an application for the demolition of existing flat roof extension to the rear of the existing cottage and the construction of a new pitch roof, part single-storey, part two storey side/rear extension, which is partially sunken to the rear.

The subject site is located within the Architectural Conservation Area (ACA) of Whitechurch Cottages which is made up of Whitechurch Cottages along Whitechurch Road and Taylors Lane, Rathfarnham (CDP 2022-2028).

An Architectural Impact Assessment report and design rationale has been submitted as part of the planning application in accordance with CDP policies in relation to new build within an ACA.

Included in the Architectural Impact Assessment is examples of other properties along Whitechurch Cottages, Whitechurch Rd that have been extended and modified to accommodate modern living standards. However, it should be noted that not all developments or modifications that have taken place to Whitechurch Cottages are considered appropriate with regard to the overall design and visual impact and many of the inappropriate modifications and extensions were carried out either without PP or prior to the dwellings becoming Protected Structures and then an Architectural Conservation Area under the 2016-2022 CDP review. It is therefore important that any new proposed developments within the ACA have due consideration to the CDP 2022-2028 policies especially with regard to additions to the original dwellings and the streetscape setting.

As part of this proposed development is it proposed to replace the historically inappropriate pvc window with timber frames windows, widening of existing vehicular entrance and creation of a new parking area to the front and new front stone boundary wall.

The proposed extension which has been designed to sit behind the existing single-storey dwelling and connect with the original house is a two-storey element which although partially sunken remains highly visible behind the single-storey cottage and projecting from the side. With previous planning applications for development to the rear of Whitechurch Cottages applicants were advised to keep any rear additions set back from the side elevation (front view) and for any new build to be kept below the ridge line of the original cottage. It is considered that although some areas of the proposed design have had consideration i.e., connection from original cottage by way of a flat roof

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single-storey extension link. It is considered that not enough consideration has been given to the site context. It is considered that the overall design of the proposed new extension by nature of its height, mass and form directly impacts on the existing character of the cottage and the streetscape setting. It is particularly important that overall character and visual impacts from any new development is mitigated against by providing a more sensitive and suitable type of extension.

In order to lessen the visual impact of the new proposed extension to the rear and side of the existing cottage it is considered that the proposed extension should be redesigned in addressing the above issues. I would advise the applicant/agent to look at one of the most recent planning applications along Whitechurch Cottages which included a rear extension which was considered to be acceptable and granted permission (SD21B/0191).

There are other elements of the proposed development that have failed to take account the character of the existing cottage and streetscape setting and that is the existing boundary treatment along Whitechurch Road, revisions to allow for vehicular entrance/parking and the insertion of a planting area and balustrades directly to the front of the existing cottage. The new layout to the front, removal of the front boundary and insertion of balustrades to the front of the cottage and not considered appropriate and therefore these proposed elements should also be redesigned or omitted from the proposed development. The removal of any original stone boundary wall to the front is unacceptable and the entrance should be retained to its original form, any changes would have to be justified and assessed accordingly given the importance of the front boundary walls along Whitechurch Road and their importance as a streetscape feature within the ACA.

In summary the main areas for concern are as follows:

- Overall height, form and design of the proposed new extension and visual impacts on existing cottage and within ACA.*
- The proposal fails to provide a sensitive new addition at this location given the overall design and layout as above – The proposed development will be highly visible and will dominate views of the existing cottage and impact visually on the character of the ACA. Allowing an extension of this height and form will send an unacceptable precedent within the ACA.*

Recommendation

*It is considered that **Additional Information** is required in order to address concerns with regard to the overall visual impact on the existing cottage and within the ACA (Whitechurch Cottages).*

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I would be recommending a complete redesign to address the above issues in providing a more suitable and sensitive development at this location.

- *The height should be reduced and kept within the ridge line of the existing cottage.*
- *The layout of the proposed extension should also be set back within the side building line.*
- *A contemporary overall design with materials and finishes to reflect the existing building material of Whitechurch Cottages would be welcomed.*
- *Details of the correct historic replacement windows to match the original timber casement of the cottage should be provided, it is advised that the neighbouring cottages where windows are original or historical types reinstated should be used as examples.*
- *Retention of original boundary (granite stone wall) treatment and entrance and only where the original stone boundary wall needs to be reinstated or repaired should be indicated.*
- *Revised landscape plan/site layout to the front of the cottage in keeping with a simple overall design and omission of balustrades to the front of the cottage as the same design element could be achieved with stepping planters and low stone retaining walls for planting.*

It is considered appropriate to request the above **additional information**.

Services & Drainage

No reports have been received from Irish Water or Services Water Drainage. Notwithstanding this it is considered appropriate to attach the standard drainage **condition** in the event of a grant of permission.

Screening for Appropriate Assessment (AA)

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.

Screening for Environmental Impact Assessment (EIAR)

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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Other Considerations

Development Contributions

- Part single storey and part two storey residential extension c.137sq.m.
- Existing single storey rear extension measures 41sq.m.
- The existing 41sq.m. footprint of the single storey rear extension will be demolished and rebuilt on.
- 40sq.m. exemption remains.
- Assessable area is 97q.m.

Development Contributions

Planning Reference Number	SD22B/0357
Summary of permission granted & relevant notes:	Residential Extension – 137sq.m.. Part single storey and part two storey.
Are any exemptions applicable?	No
If yes, please specify:	The first 40 square metres of an extension to a house (including garages and conversion of attic to habitable areas) shall be exempt (subsequent extensions or extensions above 40 square metres to be charged at the residential rate per square metre). This exemption will not apply to development for which retention permission is sought.
Is development commercial or residential?	Residential
Standard rate applicable to development:	104.49
% Reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€104.49
Area of Development (m2)	137
Amount of Floor area, if any, exempt (m2)	40
Total area to which development contribution applies (m2)	97
Total development contribution due	€10,135.53

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SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Residential – House Extension	137
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.14

Conclusion

Request **Additional Information** on Architectural Conservation requirements.

Recommendation

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

1. The applicant is requested to submit a complete revised design to provide a more suitable and sensitive development at this location within Whitechurch Cottages ACA.
 - (a). The height should be reduced and kept within the ridge line of the existing cottage.
 - (b). The layout of the proposed extension should also be set back within the side building line.
 - (c). A contemporary overall design with materials and finishes to reflect the existing building material of Whitechurch Cottages would be welcomed.
 - (d). Details of the correct historic replacement windows to match the original timber casement of the cottage should be provided, it is advised that the neighbouring cottages where windows are original or historical types reinstated should be used as examples.
 - (e). Retention of original boundary (granite stone wall) treatment and entrance and only where the original stone boundary wall needs to be reinstated or repaired should be indicated. Any new wall shall be limited to a maximum height of 0.9m, and any boundary pillars shall be limited to a maximum height of 1.2m, in order to improve forward visibility for vehicles.
 - (f). Revised landscape plan/site layout to the front of the cottage in keeping with a simple overall design and omission of balustrades to the front of the cottage as the same design element could be achieved with stepping planters and low stone retaining walls for planting.

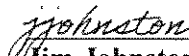
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REG. REF. SD22B/0357


LOCATION: 636, Whitechurch Road, Rathfarnham, Dublin 16



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: 3/10/22



Gormla O'Corrain, Senior Planner