

Michelle Dodrill

From: Planning - Registry
Subject: FW: Architectural Conservation Officers Report re SD22B/0440 186 Whitehall Road

From: Irenie McLoughlin <imcloughlin@SDUBLINCOCO.ie>
Sent: Monday 21 November 2022 15:42
To: Caitlin O'Shea <coshea@SDUBLINCOCO.ie>
Cc: Planning - Registry <pregistry@SDUBLINCOCO.ie>
Subject: Architectural Conservation Officers Report re SD22B/0440 186 Whitehall Road

**SOUTH DUBLIN COUNTY COUNCILS
ARCHITECTURAL CONSERVATION OFFICERS REPORT
RE: SD22B/0440-186 WHITEHALL ROAD**

Dear Caitlin,

Having assessed the above planning application, the following report is provided.

Architectural Conservation Area

The subject site is located within the newly designated Architectural Conservation Area (ACA) of Whitehall Road and Kimmage Road West under South Dublin County Councils County Development Plan 2022-2028. This ACA consists of a 1930s development of two-storey, semi-detached houses that are located along Kimmage Road West and Whitehall Road. Although there is some variation, they are similar in style to the houses on Fortfield Road ACA in that they are aligned parallel with the street, have two storeys, with red brick ground level, rough render upper storey, hipped roofs with lean-to extensions, recessed porches, some circular windows and bow windows with individual pitched roof and wooden beam details. Further south there are also a considerable number of detached bungalows dating from the 1940s. On the southern end of Whitehall Road is a collection of ten semi-detached cottages arranged in a semi-circle with large front gardens, some retaining their original railings which date from the early twentieth century.

Appraisal

This is an application for the construction of a single-storey extension with flat roof and 2 storey extension to rear of existing house. Roof alterations to existing rear extension; removal of pitched roof and replacement with flat roof to match the proposed single storey block linking the 2-storey to existing house. Extension includes 3 bedrooms, 1 ensuite, WC and bathroom, open plan kitchen / living area. The overall design allows the proposed 2-storey extension to be connected by way of a single-storey flat roof link.

The overall design of the single-storey extension and 2-storey extension to the rear of the existing Cottage is a simple contemporary design with a good balance of selected materials and finishes. However the height of the 2-storey element will be visible from the front site of the existing cottage and group of structures within the Architectural Conservation Area. It is noted that an extension to the rear of the neighbouring property is visible but was constructed prior to the ACA designation. A two-storey extension can be considered if the roof is reduced in order for the roof level of the extension to remain in line with the ridge height of the existing cottage. It is considered that the 2-storey extension element should be reduced in height in order to minimise the overall visual impact. As part of any revision to address this concern the applicant is required to submit an Architectural Impact Statement with regard to the proposed development which is located within an ACA.

Recommendation

It is considered that a revised design is required in order that the proposed 2-storey extension is reduced in height. It is therefore considered that the following AI should be requested:

The overall design of the single-storey extension and 2-storey extension to the rear of the existing Cottage is a simple contemporary design with a good balance of selected materials and finishes. However the height of the 2-storey element will be visible from the front site of the existing cottage and group of structures within the Architectural Conservation Area. A two-storey extension can be considered if the roof is reduced or roof designed revised in order for the roof level of the extension to remain in line with the ridge height of the existing cottage. It is considered that the 2-storey extension element should be reduced in height in order to negate the overall visual impact. As part of any revision to address this concern the applicant is required to submit an Architectural Impact Statement with regard to the proposed development which is located within an ACA.

The applicant should also confirm if any works are proposed to the existing cottage in particular exterior works. Details should be provided with regard to any such works and information provided as part of the architectural impact statement.

I trust the above is in order.

Best regards,
Irenie

Irenie McLoughlin | Architectural Conservation Officer
Architectural Conservation Section
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