

# Comhairle Chontae Atha Cliath Theas

**PR/1507/22**

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

**Reg. Reference:** SD22B/0440      **Application Date:** 04-Oct-2022  
**Submission Type:** New Application      **Registration Date:** 04-Oct-2022

**Correspondence Name and Address:** Daniel Leong 186, Whitehall Road, Terenure, Dublin 12

**Proposed Development:** 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. Demolition of shed in rear garden.

**Location:** 186, Whitehall Road, Terenure, Dublin 12

**Applicant Name:** Daniel Leong

**Application Type:** Permission

(COS)

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

Site Area: stated as 0.0584ha on the application form.  
Site Visit: 26<sup>th</sup> of October 2022.

### **Site Description**

The subject site is located on Whitehall Road in Terenure. The site comprises of a detached, single storey dwelling. The dwelling is at the western end of a semi-circle of similar houses that form the Whitehall Road Cottages Architectural Conservation Area.

### **Proposal**

Permission is being sought for the following works:

- 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.
- Demolition of shed in rear garden.

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### Zoning

The subject site is zoned 'RES': *'To protect and/or improve residential amenity'* under the South Dublin County Development Plan 2022-2028.

### Consultations

Water Services	No report received at the time of writing this report.
Irish Water	No report received at the time of writing this report.
Roads Department	No objections.
Public Realm	No comments/conditions to add.
Architectural Conservation Officer	Additional information requested.

SEA Sensitivity Screening – the site overlaps with the following layers:

- The site is located within the Whitehall Road Cottages Architectural Conservation Area.
- Aviation related layers Bird Hazards, Outer Horizontal Surface for Dublin and Casement.
- Within Flood Zones A and B
- River Poddle is a Record of Monument and Place

### Submissions/Observations /Representations

None received.

### Relevant Planning History

#### *Subject site*

None.

#### *Rear of site*

SD09A/0293

Detached 3 bedroom dormer style dwelling in the rear garden. **Permission refused due to impact on residential and visual amenity by reason of its scale, bulk and design.**

SD08A/0403

Construction of 2 three bedroom dormer style houses on site at Lismay Lodge, rear of 186 Whitehall Road, Terenure, Dublin 12. **Permission refused due to the substandard quality of the laneway, overdevelopment of a restricted site, inadequate private amenity space and set an undesirable precedent.**

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### ***Rear of site – Lismay Lodge***

S97B/0123

Extension to existing bungalow comprising living room and bedrooms. **Permission granted.**

XA1087

Proposal for a bungalow. **Permission granted.**

### ***Adjoining and surrounding sites***

SD16B/0157 184, Whitehall Road, Dublin 12

Garage to new house in rear garden with shared access from Whitehall Road. **Permission granted.**

### **Relevant Enforcement History**

None identified in APAS.

### **Pre-Planning Consultation**

None identified in APAS relevant to subject application.

### **Relevant Policy in South Dublin County Council Development Plan 2022 – 2028**

*Policy NCBH20: Architectural Conservation Areas*

*Preserve and enhance the historic character and visual setting of Architectural Conservation Areas and carefully consider any proposals for development that would affect the special value of such areas.*

*NCBH20 Objective 1:*

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

*NCBH20 Objective 3:*

*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.*

*NCBH20 Objective 8:*

*To ensure that all planning applications for new developments within or immediately contiguous to an ACA include an Architectural Impact Assessment and Design Rationale addressing design considerations such as urban structure and grain, density and mix, scale, height, materials, landscape, views and landmarks and historic development.*

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*Policy NCBH23: Architectural Conservation and Design*

*Encourage appropriate design of new-build elements and interventions in historic buildings and environments.*

*NCBH23 Objective 1:*

*To ensure that designs to reimagine historic buildings are based on conservation principles such as minimal intervention, reversibility, and respectful alteration and repair, in order to conserve the historic fabric.*

*NCBH23 Objective 2:*

*To ensure that new buildings in historic settings and Architectural Conservation Areas are appropriately designed and create a harmonious relationship with their surroundings.*

*Policy GII: Overarching*

*GII Objective 4:*

*To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial, and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage, and enhance GI resources providing links to local and countywide GI networks.*

*Policy GI2: Biodiversity*

*GI2 Objective 4:*

*To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter.*

*Policy GI3: Sustainable Water Management*

*Policy GI4: Sustainable 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 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.*

*Policy QDP7: High Quality Design – Development General*

*Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable, and inclusive urban design, urban form and architecture.*

*Policy QDP11: Materials, Colours and Textures*

*Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.*

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### *Policy H11: Privacy and Security*

*Promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.*

### *Policy H14: Residential Extensions*

*Support the extension of existing dwellings subject to the protection of residential and visual amenities.*

#### *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).*

### *Policy E3: Energy Performance in Existing and New Buildings*

*Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in new and existing buildings including the retro fitting of energy efficiency measures in the existing building stock in accordance with relevant building regulations, national policy and guidance and the targets of the National and South Dublin Climate Change Action Plans.*

### *Policy IE2: Water Supply and Wastewater*

### *Policy IE3: Surface Water and Groundwater*

### *Policy IE4: Flood Risk*

#### *12.3.1 Appropriate Assessment*

#### *12.3.2 Ecological Protection*

#### *12.3.3 Environmental Impact Assessment*

#### *12.3.8 Architectural Conservation Areas*

#### *12.4.1 Green Infrastructure Definition and Spatial Framework*

#### *12.4.2 Green Infrastructure and Development Management*

#### *12.5 Quality Design and Healthy Placemaking*

#### *12.5.2 Design Considerations and Statements*

#### *12.5.3 Density and Building Heights*

#### *12.6 Housing - Residential Development*

#### *12.6.7 Residential Standards*

#### *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.*

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*12.7.4 Car Parking Standards*

*Table 12.26: Maximum Parking Rates (Residential Development)*

*12.11.1 Water Management*

### **South Dublin County Council House Extension Design Guide (2010)**

The House Extension design guide contains the following guidance on house extensions, including rear extensions.

Elements of Good Extension Design

- *Respect the appearance and character of the house and local area;*
- *Provide comfortable internal space and useful outside space;*
- *Do not overlook, overshadow, or have an overbearing affect on properties next door;*
- *Consider the type of extension that is appropriate and how to integrate it; and*
- *Incorporate energy efficient measures where possible.*

### **Relevant Government Guidelines**

*Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).*

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

*Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, Department of the Environment, Heritage, and Local Government (2009).*

*Urban Design Manual: A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage, and Local Government, (2009).*

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

*The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).*

*Circular PL 2/2014 Flooding Guidelines.*

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

*OPR Practice Note PN01 Appropriate Assessment Screening for Development Management (March 2021).*

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### Assessment

The main issues for assessment relate to:

- Zoning and Council Policy;
- Visual and Residential Amenity;
- Access and Parking;
- Green Infrastructure,
- Infrastructure and Environmental Services;
- Flooding;
- Environmental Impact Assessment; and
- Appropriate Assessment.

### *Zoning and Council Policy*

The subject site is located within zoning objective 'RES': '*To protect and/or improve residential amenity*'. New residential extensions to existing dwellings are permissible in principle under this zoning objective, subject to their being in accordance with the relevant provisions of the South Dublin County Council House Extension Design Guide 2010.

### *Architectural Conservation*

The subject site is located within the Whitehall Road Cottages Architectural Conservation Area. This ACA is described in the 2022-2028 CDP as:

*This crescent-shaped arrangement of ten semi-detached bungalow cottages [House Numbers 168-186] is situated on the south-east side of Whitehall Road. They have linear front gardens and having limited survival of wrought-iron boundary railings. The roof-form of the cottages alternates between pitched and hipped, providing subtle variety to the slate-clad roofs of the group. There are brick chimneys, some of which have been rendered, squared granite-built walls with projecting gabled entrance porches. Window openings are uniformly-arranged, but with a number of discrete variations in form with generally tall, narrow opening complimented by wider flat or segmental cut-granite lintels and heavy granite sills. The main entrance doorways have semi-circular fanlights over the quarry-faced granite lintel and this use of local building stone creates a distinctive architectural style in the area.*

SDCC's Architectural Conservation Officer has reviewed the proposed development and requests **additional information:**

#### *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 /*

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*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.*

This report is noted and should be requested by way of **additional information**.



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### *Visual and Residential Amenity*

The proposed development would provide for a single and two storey extension to the rear of the existing house. The existing rear extension would be removed. The new proposed extension would extend to the rear of the dwelling by approx. 3.6m, then change orientation with the shape of the site and extend a further approx. 19.8m to 22.2m.

The two storey element of the extension would extend approx. 15.6m by 6.7m overall. This element would have a pitched roof. The single storey part of the extension, which connects the two storey element and the existing dwelling, would have a flat roof. The two storey element of the extension would sit higher in overall ridge height than the existing house. It would be approx. 6.1m in overall height and the existing dwelling is approx. 5.25m in overall height.

The proposed extension would be setback approx. 0.3m to 2.0m from the side south western boundary. The south-western side boundary is shared with what is indicated on the Site Location Map and Proposed Site Layout Plan as a wayleave for a shared access with Lismay Lodge, the dwelling located to the rear of the subject site. This boundary is also shared with Local Centre zoned lands along Whitehall Road.

The proposed extension would be setback generally approx. 0.98m from the side north-eastern boundary. No first floor windows are proposed on this side. The extension would be similar in form to the extension at adjoining site No. 184 Whitehall Road, for which the planning history is unknown. The two storey element of the proposed extension would extend a further approx. 3.0m from the end of the two storey extension on this adjoining site.

The SDCC House Extension Design Guide states, in relation to rear extensions, not to create a higher ridge level than the roof of the main house and that the extension should not be visible from public view to the front of the bungalow. Whilst it is acknowledged that the two storey element is setback from the streetscape, the SDCC Architectural Conservation Officer has raised concerns in relation to the height, given the architectural significance of the site (being within an ACA). The Planning Authority also notes that having regard to the scale, height and form of the proposed extension, it would appear overbearing to adjoining residential properties, in particular No. 184. The applicant should be requested to submit a revised proposal addressing these concerns. **This should be addressed by way of additional information.**

Proposed materials would include brick, nap render finish and, on the roof, trutone slates or similar to match existing. The dormer window would be metal clad. These would match or complement the existing dwelling and are visually acceptable. The Architectural Conservation Officer have also found these acceptable.

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The proposed bedrooms would meet the minimum floorspace requirements of the CDP and 2007 Quality Housing Guidelines. Sufficient rear amenity space would remain. The applicant states that a new boundary wall erected to 1.8m in height is proposed. Details of this boundary treatment should be submitted for assessment. **This should be addressed by way of additional information.**

### *Green Infrastructure*

The River Poddle is located approx. 80m to the south-east of the site. Along this river is a Secondary Green Infrastructure Link as identified in Figure 4.4: Green Infrastructure Strategy Map in the CDP. The site is also in proximity to the riparian corridor along this river. Having regard to the location of the development, the applicant should be requested to provide further information in relation to surface water drainage and Sustainable Drainage Systems (SuDS). **Additional information should be requested.**

### *Access and Parking*

No changes to access or parking proposed. The Roads Department have advised that they have no objections.

### *Infrastructure and Environmental Services*

No reports were received from Water Services and Irish Water. Notwithstanding this, for applications of this type, Water Services would note that the applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant should be requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development. **Additional information should be requested.**

### *Flooding*

The subject site is located within Flood Zones A and B as identified on Map 14 Strategic Flood Risk of the CDP. The CDP states that proposals for minor development to existing buildings (for example, extensions or change of use) in areas of flood risk should include a flood risk assessment of appropriate detail. Insufficient information is currently submitted to satisfy the Planning Authority that the proposed development would not be liable to flooding or give rise to flooding in other locations. **This should be addressed by way of additional information.**

### *Screening for 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 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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### *Screening for Appropriate Assessment*

The applicant has not provided information to assist the screening for Appropriate Assessment. The subject site is not located within nor within close proximity to a European site. The development involves the construction of a rear extension.

Having regard to:

- the scale and domestic nature of the development,
- the location of the development, 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.

### Conclusion

Having regard to the:

- provisions of the South Dublin County Development Plan 2022-2028 and South Dublin County Council House Extension Design Guide (2010),
- the established character of the area, and
- the nature and scale of the proposed development,

it is considered that **Additional Information** is required to ensure the proposed development would be in compliance with Council policy, would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### Recommendation

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

1. (a) 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 (ACA). 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. Regard should also be had to reducing the overbearing impact on surrounding residential properties, in particular No. 184 Whitehall Road. A full set of revised drawings should be submitted, including sectional drawings of the proposal. As part of any revision to address this concern the applicant is requested to submit an Architectural Impact Statement with

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regard to the proposed development which is located within an ACA.

(b) 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.

(c) The applicant is also requested to submit details of the proposed boundary treatments, including elevational drawings and proposed materials.

2. The subject site is located within Flood Zones A and B as identified on Map 14 Strategic Flood Risk of the South Dublin County Development Plan 2022-2028. The County Development Plan states that proposals for minor development to existing buildings, such as the proposed extension, in areas of flood risk should include a flood risk assessment of appropriate detail. Insufficient information is currently submitted to satisfy the Planning Authority that the proposed development would not be liable to flooding or give rise to flooding in other locations. The applicant is requested to submit additional information in relation to this including a flood risk assessment.
3. The applicant has not proposed any SuDS (Sustainable Drainage Systems) features for the proposed development. The applicant is requested to submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.

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REG. REF. SD22B/0440

LOCATION: 186, Whitehall Road, Terenure, Dublin 12



**Deirdre Kirwan,  
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:** 28/11/22



**Gormla O'Corrain, Senior Planner**