

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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

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.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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.**

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

Section 12.6.7 Residential Standards

Section 6.7.5 Privacy and Security

Section 6.7.4 Internal Residential Accommodation

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*.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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

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

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

considered this may be 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.

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:

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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.

Car Parking:

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

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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 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.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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 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

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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).*

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.*

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

- *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.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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

Request Further Information.

Further Information

- Further Information was requested on 03.10.2022
- Further Information was received on 08.12.2022

Further information

The following Further Information was requested.

Item 1: Conservation requirements.

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.

No submissions/observations on the further information have been made.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

Further Consultations

Conservation Officer – Acceptable with **conditions**.

Further Submissions/Observations

None.

Assessment

Item 1: Conservation requirements.

The applicant has submitted a cover letter and revised drawings in an attempt to address the request for additional information. An extract taken from the cover letter submitted states the following:

Item 1(a)

- 3.3 The scheme as amended in this response to the request for further information incorporates a reduction in height of the proposed extension from 7.2 metres as originally submitted to a maximum of 5.6 metres as now proposed.
- 3.4 The finished floor level has been reduced to facilitate a lower building height relative to the existing dwelling and a flat roof has been introduced.
- 3.5 With the distance created to the rear of the existing dwelling by way of the single storey link element, this height is considered to be acceptable and will not detract from the existing dwelling or represent an overbearing element.
- 3.6 It is respectfully submitted that the reduction in height strikes an appropriate balance between the needs of the family for the extended home and the conservation requirements of the area, ensuring that the roof profile of the new extension will not be visible from the front elevation of the property. The dominance of the existing bungalow is therefore maintained.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

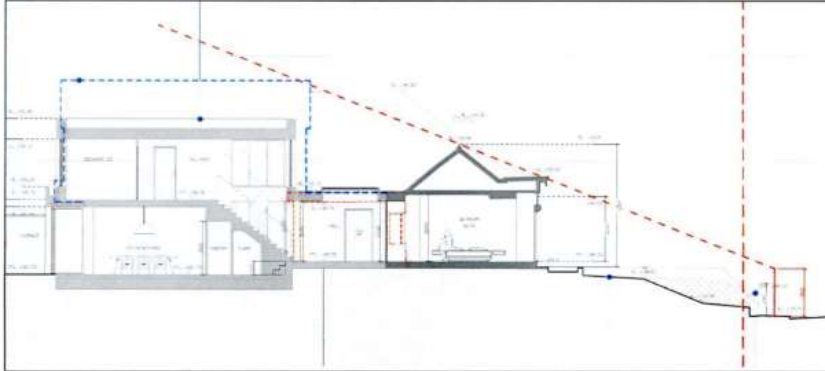


Figure 1: Extract from Adrian Hill Architects Dwg. No. P(400)

- 3.7 We refer to further detail on the reduction in height included in the Architectural Design Statement from Adrian Hill Architects.

Item 1(b)

- 3.8 The incorporation of a lightweight link or bridging element between the cottage and the new extension in the design is considered to be a key element of protecting the primacy of the existing bungalow. This takes the appearance of a single storey flat roof element with a predominance of glazing in elevation, ensuring that the new extension is both removed (in physical and distance terms) from the existing dwelling and also subservient to the existing dwelling.
- 3.9 Based on the request for further information, further steps have been taken to ensure that the proposed extension sits behind the southern gable line of the existing dwelling, meaning that the proposed extension will appear as a secondary or subsidiary element.
- 3.10 The building footprint to the south has been moved back (northwards) to be offset from, and subservient to, the existing bungalow (refer to image below, the dashed blue line being the originally proposed building line). This, coupled with the single storey transition

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

element between old and new, provides an appropriate relationship to the existing dwelling



Figure 2: Extract from Adrian Hill Architects Dwg. No. PL(200)

- 3.11 The amended proposal provides for a reduction in overall gross floorspace from 222 sq.m (as originally submitted) to 210 sq.m as now proposed.
- 3.12 There is a significant reduction in the volume of the building, including in building height, as referred to below.

Item 1(c)

- 3.13 There has been a comprehensive revision to the proposed external materials for the new extension.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

- 3.14 Render is now proposed at ground floor and a metal cladding at first floor level of the proposed extension. This introduces a contemporary palette whilst also providing contrast to the existing dwelling, again adding to the subservience of the proposed extension. The lightweight nature of the cladding material at first floor level will allow the existing dwelling to maintain its dominance on the site.

Item 1(d)

- 3.15 The applicant is happy to install windows in the existing bungalow which match and/or reflect the existing historic windows in the locality.
- 3.16 The Whitechurch Road cottages have a mixture of historic type and modern PVC windows. In 2018 the adjoining property, No.637, replaced the cottage windows with white painted timber sash. To have consistency across our elevations, we propose matching timber sash window for the existing cottage at No. 636.
- 3.17 The enclosed drawings indicate timber sash windows. Should the planning authority consider that an alternative type of window is preferable, the applicant would be happy to accept a condition to a grant of permission requiring this.

Item 1(e)

- 3.18 For clarity, there is no existing boundary wall to the front of the property. However, the proposed development will propose to reinstate a similar stone boundary wall to neighbouring properties, together with gate piers. Refer to enclosed drawings for further details. We propose the construction of a matching granite wall and reinstatement of granite entrance pillars, to be limited to heights of 0.9m and 1.2m respectively, as requested in the Conservation Officer's report.

Item 1(f)

- 3.19 The proposed layout to the front of the property has been amended to retain the front garden. Parking is now proposed to the side (south) of the existing dwelling.
- 3.20 Of the twenty-two historical cottages along Whitechurch Road, ten have paved over their front garden to provide parking for two vehicles. The twelve other cottages maintain front lawns with some boundary planting to the side and front. No. 636 currently has an

elevated front lawn, approximately 1.5m above the pavement and driveway levels. To minimise this difference, it is proposed to grade the lawn so it meets the driveway at a gentle slope. We also propose planting along the front boundary and directly in front of the house to further soften the landscaping.

4.0 SUMMARY AND CONCLUSION

- 4.1 It is respectfully submitted that the considered changes to the proposal as included with this response to the request for further information fully protect the conservation status of the area and the character of the existing bungalow, which also allowing for the additional functional floorspace required for modern family needs.

Based on review of the additional information submitted the Conservation Officer has issued a report recommending the proposal to be acceptable with **conditions**. An extract taken from the Conservation Officer's report states the following:

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

Appraisal

Additional Information was requested in order to address concerns in relation to design and overall visual impact within the Architectural Conservation Area.

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.*

On foot of a request for AI a draft submission was submitted to the undersigned as part of formal consultation. A response was issued by way of the following comments as sent via email on the 2nd December 2022 to the Agent.

“The revised design has been well considered in its overall approach – position, design, and form. It makes for an improved addition at this location.

The height will still exceed the ridge of the original cottage but as the first-floor element of the 2-storey extension is pushed back in keeping the single-storey glazed link the visual impact should be less than before. This will need to be demonstrated and detailed in a revised/update Architectural Impact Assessment by the Architect to include a design rationale and drawings showing the front site and elevation in determining the overall visual impact of the 2-storey extension from the front site and streetscape.

The use of metal cladding and render allows the new addition to be clearly defined and materials can certainly address visual impacts and therefore the finish material and colour etc will be particularly important in this regard. It is considered that the revised design and the details provided as part of the pre RFI submission go towards addressing the items/concerns raised. I note the clarification on the other RFI items and therefore I am satisfied that you are addressing the RFI appropriately in relation to Architectural Conservation items.”

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

The formal submission has now been submitted in response to the AI request Item 1. Having assessed the response to the AI request a number of significant amendments have been made to the proposed development on foot of the RFI. A reduction in height of the proposed extension from 7.2 metres as originally submitted to a maximum of 5.6 metres as now proposed. The finished floor level has been reduced to facilitate a lower building height relative to the existing dwelling and a flat roof has been provided with an overall revised design. The building footprint to the south has been moved back to be offset from and subservient to the existing cottage. The revisions and amendments to the proposed rear extension previously submitted have addressed the concerns and items requested under Item 1. It is considered that the revised design and reduction in height and footprint have allowed a more sensitive development within the overall site context and within the ACA.

In relation to Item 1 (d) timber sash windows are being referred to in the written response to the RFI, however the revised drawings correctly indicate Timber Casement windows which are the correct historic type of window.

The front garden layout and design has also been amended to provide parking to the side and an improved landscape setting. The original granite boundary wall to the front is to be reinstated to match the original type boundary wall along Whitechurch Road which adds to the architectural character of the ACA and streetscape setting. It is therefore felt that the details provided as RFI are acceptable and the new revised design is considered to be acceptable at this location.

Recommendation

It is considered that the proposed development is acceptable with the following conditions attached:

- 1. The proposed development should be fully completed in accordance with the Additional Information details and particulars provided.
Reason: To ensure the proposed development is carried out as per the revised design submitted as Additional Information.*
- 2. A schedule of materials and finishes should be provided for the proposed new additions/elements prior to commencing development. Although details of materials and finishes have been indicated there are elements which need to be confirmed ensuring the full and proper execution of these designed elements. This should include full details on materials and finishes for all elements of the proposed development.
Reason: To ensure the proposed new addition within an Architectural Conservation Area is of high quality and reflects the overall design ethos detailed in the proposal, minimising the overall visual impacts.*

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

3. *A Method Statement should be submitted for agreement and approval detailing any proposed repair or conservation works proposed to the existing cottage. Any such works should be carried out in accordance with best practice and conservation principles.*

The following items should be included:

- *The existing windows – The correct window type is a multi-pane timber casement window as can be seen at No. 655 Whitechurch Road where the original window type was recently reinstated. It is considered that the proposed window type should match the correct historic type in terms of design, materials and profile. Details should be submitted for agreement confirming the overall design, material and profile and details should be submitted confirming that a specialist joiner has been engaged to carry out this work.*
- *The correct door type should be reinstated to match the historic type which would have been a timber plank door which can also be found at No. 655 Whitechurch Road which has been previously repaired.*
- *Reinstatement of the original granite boundary wall to the front with materials to match the original boundary walls found along Whitechurch Road to include details on the materials and the lime mortar mix.*

Reason: *To ensure that reinstatement of original architectural features is carried out to match the correct historical type in terms of design, material and profile and that any conservation and repair works are carried out in accordance with best practice, ensuring that original architectural features are retained and repaired using the correct materials and methods.*

4. *Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing structures will be protected during demolition works and site clearance/excavation and construction. A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development.*

Reason: *To ensure the existing cottage within an ACA is safeguarded during the proposed development and appropriate safety measures are put in place to prevent any possible damage.*

The above conditions should be submitted to the Councils Architectural Conservation Officer (Ms. Irenie McLoughlin) for agreement and written approval prior to the commencement of development.

It is considered appropriate to attach the **conditions** recommended by the Conservation Officer in the event of a grant. The Planning Authority considers the applicant has satisfactorily responded to the request for additional information for this item.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

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:	€119.10
% Reduction to rate, if applicable (0% if N/A)	0
Rate applicable	€119.10
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	€11,552.70

Development Contribution Calculations 2023.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

Conclusion

Having regard to the provisions of the South Dublin County Council Development Plan 2022-2028, the Planning Authority is satisfied that subject to conditions the development is consistent with the Development Plan provisions and the proper planning and sustainable development of the area and accordingly a grant of permission is recommended.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 08/12/2022, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. (a) External Finishes.
All external finishes shall harmonise in colour or texture that is complementary to the house or its context.
REASON: In the interest of visual amenity.
(b) Restriction on Use.
The house and the proposed extension shall be jointly used as a single dwelling unit for residential purposes and shall not be sub-divided or used for any commercial purposes, and the extension shall not be sold, let (including short-term letting), leased or otherwise transferred or conveyed, by way of sale, letting or otherwise save as part of the single dwelling unit.

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

REASON: To prevent unauthorised development.

(c) Drainage - Irish Water.

(i) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.

(ii) There shall be complete separation of the foul and surface water drainage systems, both in respect of installation and use. All new precast surface water manholes shall have a minimum thickness surround of 150mm Concrete Class B.

(iii) All drainage works for this development shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works.

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

(d) Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

(e) Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall only be operated on the site between 7.00 hours and 19.00 hours weekdays and between 9.00 hours and 13.00 hours on Saturdays. No works shall take place at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

3. Conservation Requirements.

Prior to commencement of development the applicant shall submit the following information to the Planning Authority for written approval:

(a). The proposed development should be fully completed in accordance with the Additional Information details and particulars provided.

REASON: To ensure the proposed development is carried out as per the revised design submitted as Additional Information.

(b). A schedule of materials and finishes should be provided for the proposed new additions/elements prior to commencing development. Although details of materials and finishes have been indicated there are elements which need to be confirmed ensuring the full and proper execution of these designed elements. This should include full details on materials and finishes for all elements of the proposed development.

REASON: To ensure the proposed new addition within an Architectural Conservation Area is of high quality and reflects the overall design ethos detailed in the proposal, minimising the overall visual impacts.

(c). A Method Statement should be submitted for agreement and approval detailing any proposed repair or conservation works proposed to the existing cottage. Any such works should be carried out in accordance with best practice and conservation principles.

The following items should be included:

- The existing windows – The correct window type is a multi-pane timber casement window as can be seen at No. 655 Whitechurch Road where the original window type were recently reinstated. It is considered that the proposed window type should match the correct historic type in terms of design, materials and profile. Details should be submitted for agreement confirming the overall design, material and profile and details should be submitted confirming that a specialist joiner has been engaged to carry out this work.
- The correct door type should be reinstated to match the historic type which would have been a timber plank door which can also be found at No. 655 Whitechurch Road which has been previously repaired.
- Reinstatement of the original granite boundary wall to the front with materials to match

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

the original boundary walls found along Whitechurch Road to include details on the materials and the lime mortar mix.

REASON: To ensure that reinstatement of original architectural features are carried out to match the correct historical type in terms of design, material and profile and that any conservation and repair works are carried out in accordance with best practice, ensuring that original architectural features are retained and repaired using the correct materials and methods.

(d). Safety measures should be put in place during the proposed works on site. A Safety Statement should be provided detailing how the existing structures will be protected during demolition works and site clearance/excavation and construction. A safety statement should be submitted for written agreement with the Councils Architectural Conservation Officer prior to the commencement of development.

REASON: To ensure the proposed development is carried out as per the revised design submitted as Additional Information. To ensure the proposed new addition within an Architectural Conservation Area is of high quality and reflects the overall design ethos detailed in the proposal, minimising the overall visual impacts. To ensure that reinstatement of original architectural features are carried out to match the correct historical type in terms of design, material and profile and that any conservation and repair works are carried out in accordance with best practice, ensuring that original architectural features are retained and repaired using the correct materials and methods. To ensure the existing cottage within an ACA is safeguarded during the proposed development and appropriate safety measures are put in place to prevent any possible damage.

4. SUDS.

The applicant shall 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 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.

5. Roads Requirements.

- (a). The vehicular access points shall be limited to a maximum width of 3.5 metres.
- (b). 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

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

proposed widened driveway entrance.

(c). 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.

(d). Any gates shall open inwards and not out over the public domain.

REASON: In the interest of proper planning and sustainable development.

6. Financial Contribution.

The developer shall pay to the Planning Authority a financial contribution of €11, 552.70 (Eleven Thousand Five Hundred and Fifty Two Euros and Seventy Cents), in respect of public infrastructure and facilities benefiting development within the area of the Planning Authority, that is provided, or intended to be provided by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme 2021 - 2025, made under Section 48 of the Planning and Development Acts 2000-2011 (as amended).

The contributions under the Scheme shall be payable prior to commencement of development or as otherwise agreed in writing by the Council. Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

REASON: The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended will be provided, by or on behalf of the Local Authority.

NOTE RE: CONDITION - Please note that with effect from 1st January 2014, Irish Water is now the statutory body responsible for water services. Further details/clarification can be obtained from Irish Water at Tel. 01 6021000 or by emailing customerservice@water.ie.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: Waste, arising from the site, must be kept to a minimum, segregated where

Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

appropriate, and disposed in accordance with the Waste Management Regulations 2007, as amended. Transport of such waste, must be by an authorised waste permit holder. Waste disposal records must be maintained and made available, for inspection by Authorised Persons appointed under the Waste Management Act 1996, as amended. A Waste Transfer Form shall accompany the transportation of all hazardous waste arising from the construction works.

NOTE: A Roads Opening Licence must be obtained from South Dublin County Council prior to the commencement of any works in the public domain in order to comply with the Roads Act 1993, Section 13, paragraph 10. Under this Act, non-compliance constitutes an offence.


Comhairle Chontae Atha Cliath Theas

PR/0040/23

Record of Executive Business and Chief Executive's Order

REG. REF. SD22B/0357

LOCATION: 636, Whitechurch Road, Rathfarnham, Dublin 16



Jim Johnston,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 13/01/23_____



Gormla O'Corrain,
Senior Planner