

Rachel Murray

From: Planning - Registry
Subject: FW: Architectural Conservation Officers Report RE: SD22B/0440 AI - 186 Whitehall Road, Terenure

From: Irenie McLoughlin
Sent: Friday, September 1, 2023 3:20 PM
To: Caitlin O'Shea
Cc: Planning - Registry
Subject: Architectural Conservation Officers Report RE: SD22B/0440 AI - 186 Whitehall Road, Terenure

ARCHITECTURAL CONSERVATION OFFICERS REPORT RE: SD22B/0440 AI - 186 WHITEHALL ROAD

Additional Information Request

An AI response has been received in relation to the above planning application. Item 1 was requested on foot of the Councils Architectural Conservation Officers assessment of the proposed development. Details of the initial appraisal and recommendation is set out below.

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.

AI Request Item 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 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.

Response – Revisions and amendments have been made to the proposed development in order to address the concerns detailed in the request for additional information. An Architectural Impact assessment/statement has been provided as part of the AI. Details of revisions are provided as part of the impact assessment stating that *“the reduction in height means it wont be visible on approach from a north easterly direction. Approaching via the north-east i.e.. Wellington roundabout the extension is obscured by the block of shops with ridge height over 8m. The side gate at the 186 Whitehall Rd is over 1.8m in height and ensures further screening of the rear extension along with the trees planed at the front and side boundary wall of the property. The overall extension has been moved further form the boundary with 184 and closer to the commercial unit at 188A inline with the Councils recommendation”*. As part of the AI response to Item 1 it has now been confirmed that the proposed extension will not affect the original cottage layout or alter any external features. The only internal work will be on the single room extension which is a 1970s addition to the rear with a larger opening proposed (change from the existing single door entry to full width) and change of roof structure to facilitate the addition of the extension block to the rear. It is proposed to remove the roof slates from the rear extension and reuse them to replace any slats on the main cottage. All the original slates were removed and replaced at the time of the existing rear extension. It is considered that the proposed design for the rear extension being contemporary provides a contrast to the existing cottage in terms of architectural styles and therefore adds architectural interest which does not detract from the character of the ACA.

It is considered that the revisions/amendments proposed to the rear extension and details provided in the Architectural Impact Assessment/statement that the AI request are sufficient in addressing the concerns under Item 1.

It is considered that the proposed development is acceptable based on the AI submission and revised changes. It is therefore recommended that the following conditions should be attached to any grant of permission;

- The proposed development shall be carried out in accordance with the details and particulars in response to the Additional Information Request and the revisions for the proposed extension.
- A Schedule of Materials and Finishes should be provided for the proposed new extension to the rear of 186 Whitechurch Road located within an Architectural Conservation Area prior to the commencement of development. Details should be provided for approval and agreement by submitting the necessary images and samples of the final materials and finishes for all elements.
- 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. This should include all Protected Structures including the North Gate Lodge and architectural features within the curtilage. Details shall include how original architectural features and fixtures will be protected during works. Details should also be included as to how the site will be accessed during the works and location of site set up etc.

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1st September 2023

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LUPT