

APPENDIX 5
**INTERIM
SITING AND
DESIGN
GUIDANCE
FOR RURAL
HOUSING**



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Pending Design Guidelines for rural clusters and housing in the countryside, the Council will apply the following criteria in assessing planning applications for a rural house:

- The development must be in accordance with provisions of the particular rural zoning objective which applies to the area in which the proposed house is located.
- In determining the location, siting and design of a proposed rural house, the applicant will deliver a site and design which is sensitive to the proposed rural location. The proposed development should be consistent with the character and appearance of the land, including its shape, form, ecology, natural features, colours, and the way in which these components combine.
- The height and size of the proposed development will be sensitive to its built and natural surroundings.
- The detail, texture, colour, pattern, and durability of materials of the proposed development should be sustainable and of a high quality, and will sensitive to its proposed location.
- Full consideration should be given to solar gain and orientation within the proposed development to maximise energy efficiency and thereby reduce carbon dioxide emissions resulting from the house's energy consumption.
- Dwellings should have dark-coloured roofs and should be finished with smooth plaster, dash, or stone or other natural materials. Any proposed finish will only be permitted where the Council is satisfied that such finishes are in harmony with the surrounding landscape.
- Cosmetic features such as mock classical columns, Spanish arches, and balustrades should be avoided.
- Simple design forms and roof designs with narrow spans and pitches in the region of 35 to 45 degrees are preferable.
- Particular attention should be paid to fenestration details, particularly window openings and design. Windows should be in proportion to the development and complement the style of the building. The applicant will ensure that the building maximises the natural light reaching the building.
- A minimum distance of six metres should be maintained between the proposed building and any boundary with an adjoining site.
- Applicants should demonstrate that the method of disposing of waste water from the proposed dwelling is fully sustainable and in compliance with the requirements of the Fingal County Council Water Services' Department, and the Environmental Protection Agency.
- The applicant must demonstrate that safe vehicular access to and from a proposed house is provided in terms of visibility from a proposed entrance, but also in terms of impact on road traffic on the adjoining public road, through generation of turning and stopping movements by vehicles leaving and entering the proposed site.
- All applications for planning permission must include (at a minimum scale of 1:500) comprehensive details of the way in which the standards of the Transportation Department of the Council appropriate to the class of road involved can be met. Where compliance with these standards can be met only by removing large stretches of roadside hedgerow/ditches/stone boundaries, an alternative site for the proposed development must be sought.
- Existing hedgerows around the site should be retained and restored as far as practical. Where limited removal is required in order to meet with visibility standards, new hedgerow consisting of species native to the area or mixed with other alternative species acceptable

to the Council will be planted inside the line of visibility. The removal of hedgerows, where permitted, will not be during the nesting period. Leylandii hedges or trees must not be included within any proposals for hedging.

- Boundary treatment for sites should reflect local traditions for similar buildings where applicable.
- Entrances, driveways, and surfaced areas should be located so as to minimise the visual impacts, inter alia, of these proposed structures, by following existing contour lines. Stone-walling executed in the traditional dry construction method, earthen banks, and indigenous hedging is considered appropriate at entrances. Entrances which are not demonstrated to be in character with the rural location of the proposed development will not be permitted. All applications for planning permission for a rural house should include detailed drawings and specifications for entrance treatments.
- Existing dry stone walls should be retained as far as is practical. Where removal is required of a dry stone wall, in order to conform with visibility standards, or for purposes of road widening, a new dry stone wall shall be provided to the satisfaction of the Council.
- Landscaping proposals must be submitted with all planning applications for development, which comprise native species and pay particular attention to the boundary treatment. Leylandii hedges or trees will not be accepted within landscaping proposals.

Fingal County Council
County Hall
Main Street, Swords
Fingal, Co. Dublin
T. 01 890 5000

www.fingalcoco.ie

