

Appendix 11: Rural Design Guide

Rural Design Guidance

Pending the preparation of a comprehensive Rural Design Guide for Dún Laoghaire-Rathdown, the following illustrative guide provides some basic design principles to help facilitate the development management process associated with applications for residential development in the rural part of the County.

This guidance is intended to provide assistance to applicants in the design and siting considerations for individual dwellings within the countryside (but all the time subject to compliance with the overarching Rural Housing policies set in Sections 2.1.4 and 8.2.3.6).

The guidance provided is general in nature and is not intended to cover every situation or factor which needs to be taken account of when locating or designing a dwelling and/or extension. It is recommended that applicants discuss all proposals for rural dwellings at pre-planning stage.

While this guidance is intended to guide rural development outside of the Glencullen Local Area Plan area, regard should still be had to the design guide contained within the Glencullen LAP.

In general the Planning Authority will encourage more traditional / vernacular rural dwelling forms. More contemporary design responses can however, often provide a better response to landscape features. These issues will be considered on a case-by-case basis.

This basic guide covers the following aspects of rural design:

- i. Siting
- ii. Roofs
- iii. Chimneys
- iv. Form and Plan
- v. Gables
- vi. Walls
- vii. Dormers and Roof Lights
- viii. Openings
- ix. Extensions
- x. Garages and Outbuildings
- xi. Gates, Driveways and Boundaries.

It is the intention of the Planning Authority to comprehensively update and expand this guidance during the lifetime of the County Development Plan 2016-2022.

i. Siting

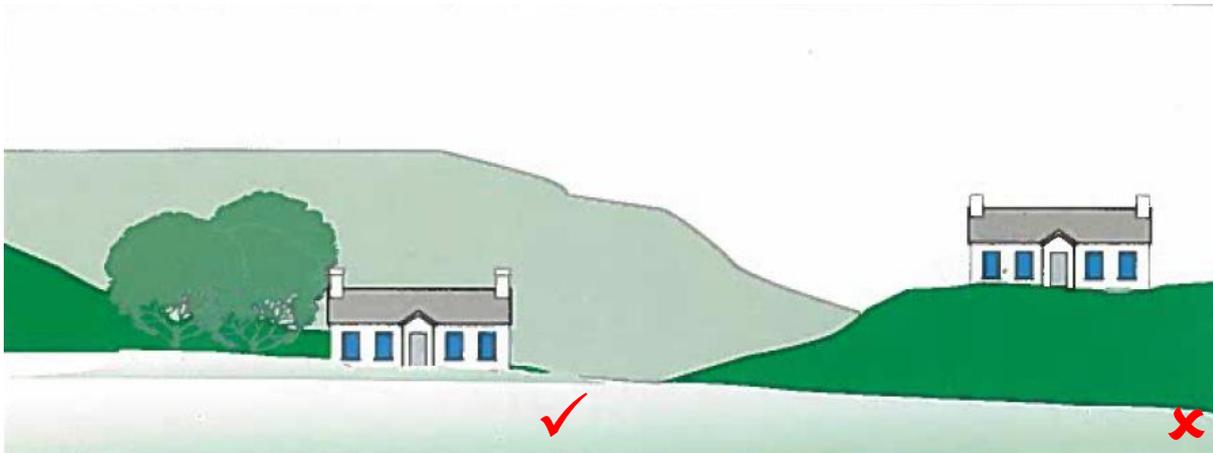
Set the house into the landscape

Dwellings should be set into the existing landscape and not located on ridgelines or more elevated positions within a site:



Conserve and make use of existing landscape

Make use of existing contours, planting, site boundaries etc to ensure the dwelling has a good relationship with the existing landscape and avoid visual prominence and provide shelter for the dwelling. The orientation of the dwelling should also maximise sunlight availability.

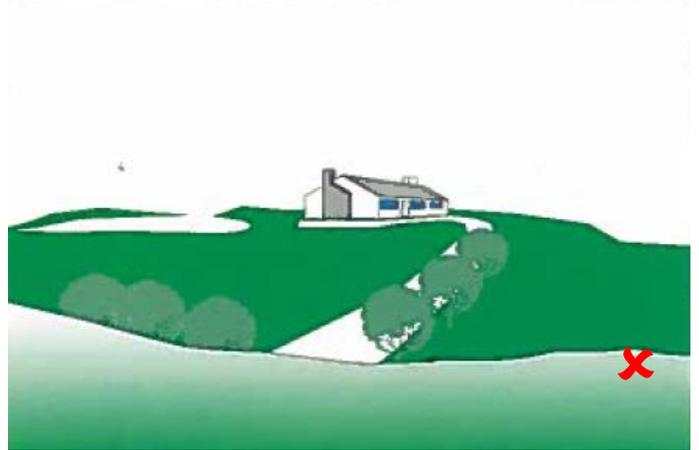


A. Good relationship to the landscape

B. Avoid visual prominence



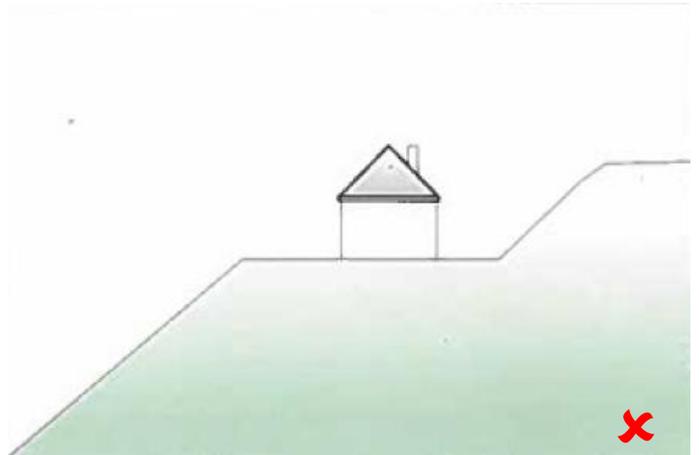
A. Making use of a more traditional setting results in the house blending into the landscape and being sheltered from the elements.



B. More exposed sites will be visually prominent and the dwelling itself will suffer from heat loss.



Build into a slope



Avoid creating platforms / terraces

ii. Roofs

Roofs are dominant features of rural dwellings and should be carefully considered in any design. More traditional / vernacular roof forms with a pitch of 35 to 45 degrees will be encouraged; however a more contemporary design approach may be accepted in certain instances where the proposed dwelling respects the overall landscape.

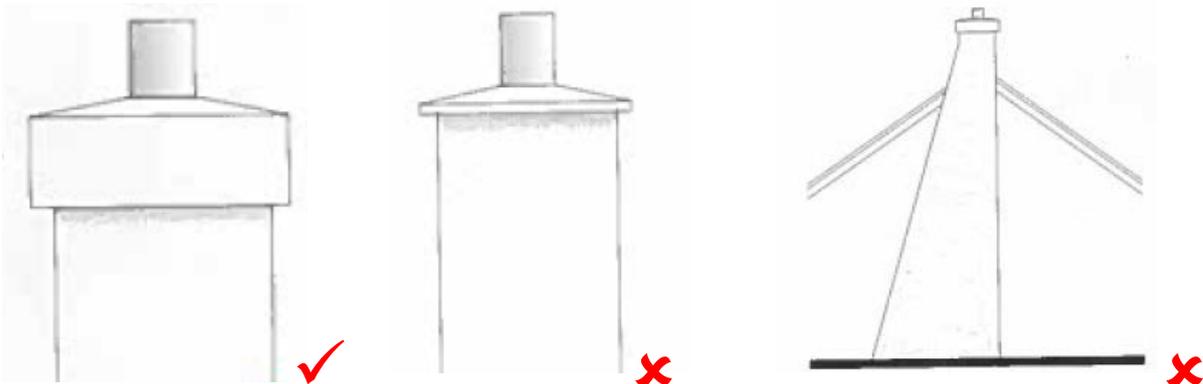


Using a more traditional form, the gable holds the roof and gives it a functional and secure appearance

Roof overhangs and coloured and/or concrete tiles should be avoided.

iii. Chimneys

Chimneys should be proportionate to the dwelling. Oversized, prominent chimney features should be avoided.

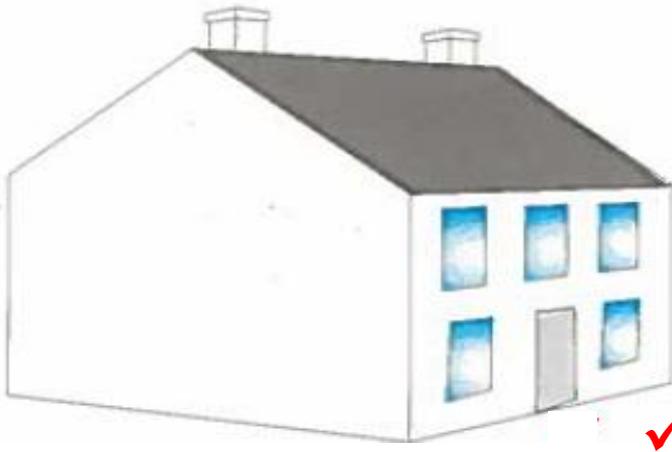


Use deep rather than thin capping

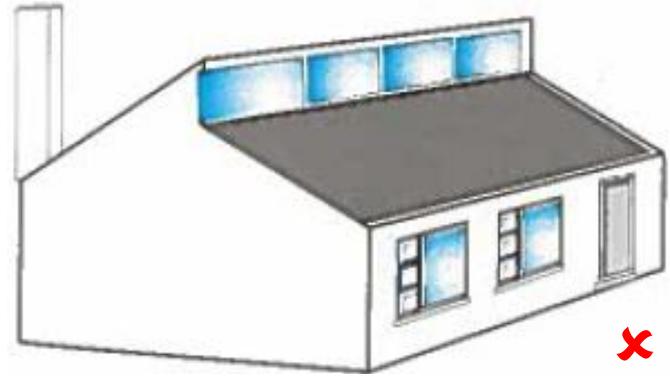
Avoid exaggerated ground to roof chimneys

iv. Form and Plan

Rural dwellings should be simple in form in order to respect the landscape.



Use a form, scale and detail which respects and style



Unless a well designed contemporary local vernacular dwelling – which respects the landscape – has been accepted by the Planning Authority, the use of complicated roof plans and shapes can look incongruous and fussy within the rural landscape



Use single storey forms where they already exist in the locale. A well designed single storey dwelling will be less conspicuous in a sensitive landscape.



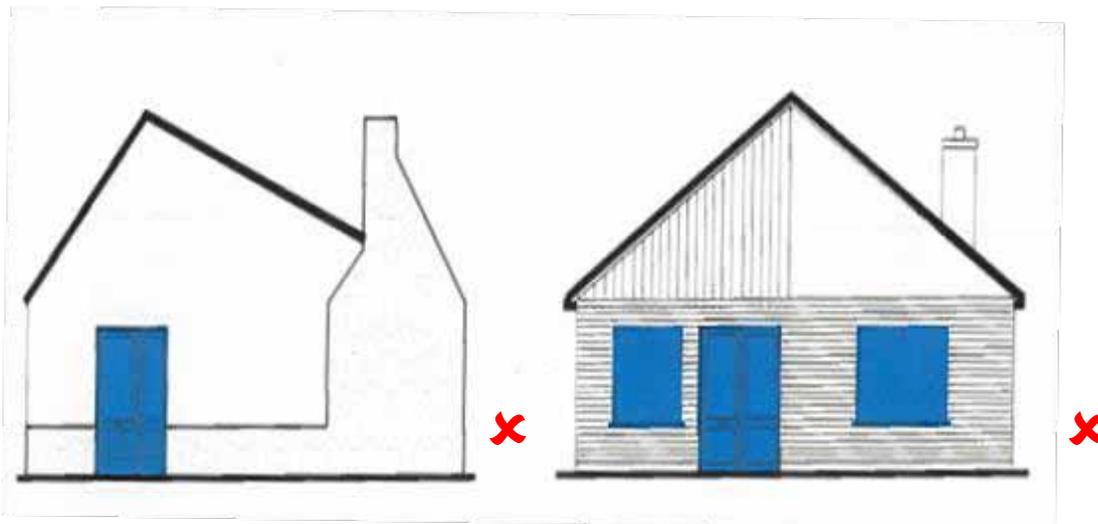
Consideration should be given to using roof space for bedrooms where 2-storey dwellings are sought. This can reduce bulk and scale and provide dormers that successfully integrate into the roof from the outset.

v. Gables

Gable elevations should predominantly be solid walls and should be avoided being used as a front elevation of a dwelling. The number of openings and materials used on a gable should be limited.



Appropriate design of gable elevations



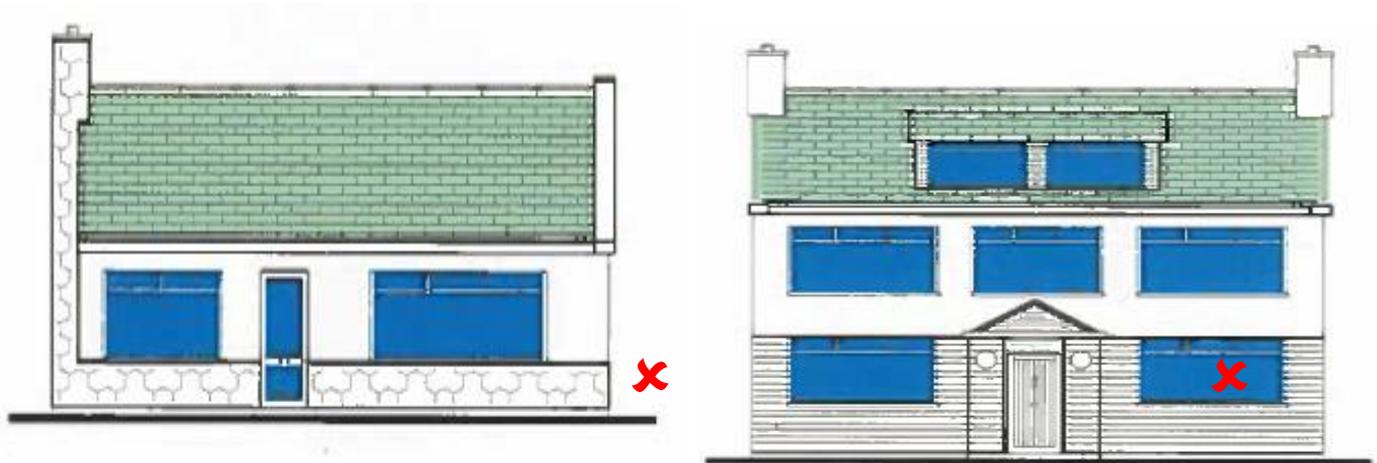
Inappropriate design of gable elevations

vi. Walls

The finishes of walls, including materials, colours and texture should be kept simple and openings should be restrained.



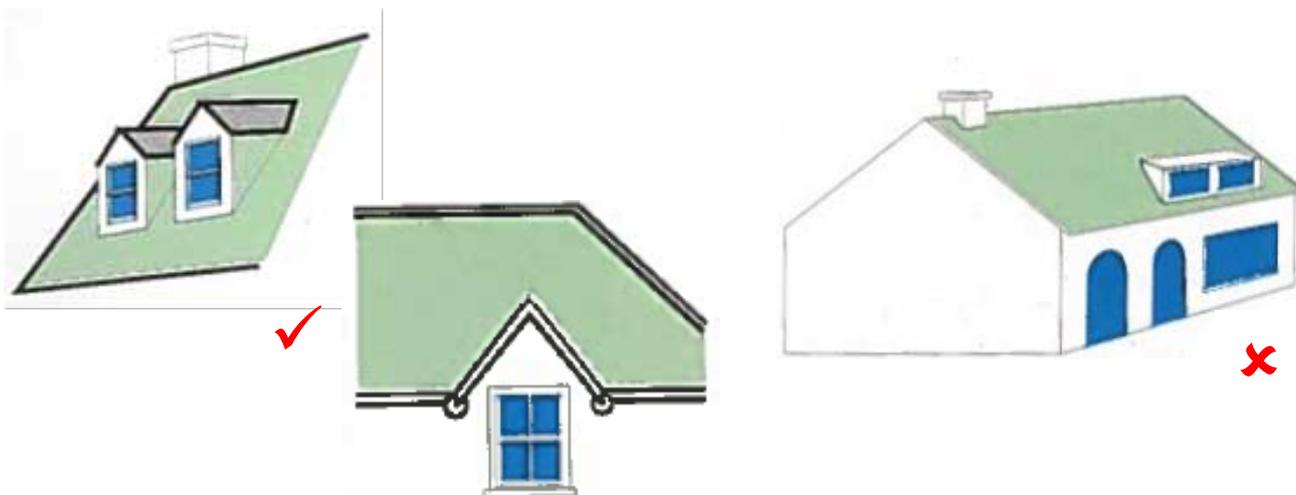
Simple lines and uncluttered finishes will result in a confident design



Avoid complicated features and finishes. The wall seems to disappear leaving gaps connected by pillars. A clutter of added features have been used, unsuccessfully, in an attempt to re-establish confidence.

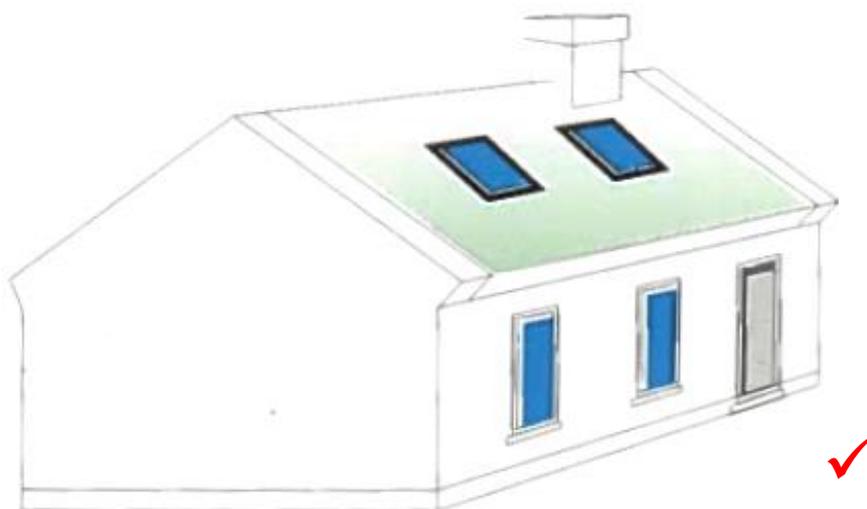
vii. Dormers and Rooflights

The use of dormers and rooflights can help make the most of a roof space by providing additional space and/or light. However, such structures should be in scale with the rest of house and should not dominate a roof. Roof lights should generally be located to the rear and their use should be restrained in order to minimise light spill into the surrounding countryside.



Use the same materials as the house. Unless a contemporary design approach has been accepted, use a pitched roof profile. Keep dormers in scale with the rest of the house.

Avoid flat roofed timber sheeted dormer structures.



Roof lights are best located on the rear elevation to avoid a cluttered front profile.

viii. Openings

The shape, size and number of openings and their relationship with walls and the overall shape of the house gives a dwelling its basic character. In general there should be more solid than voids within a wall and simple forms and materials will be encouraged.

Entrance & Porch



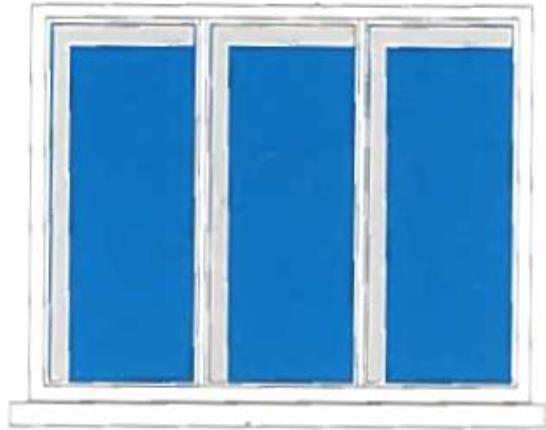
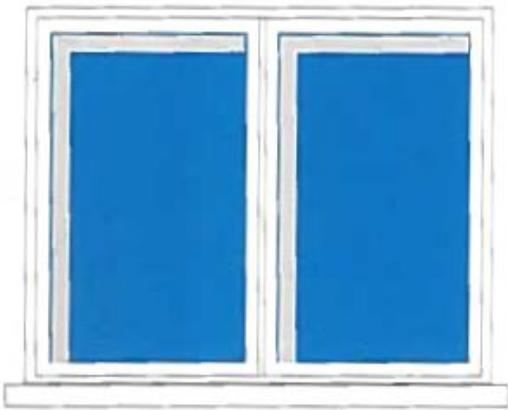
The main entrance should be obvious. Where possible locate an entrance away from prevailing winds and/or on gable elevations. If using a porch, provide a simple, unobtrusive structure using the same materials as the dwelling and provide a pitched roof where appropriate.

Doors

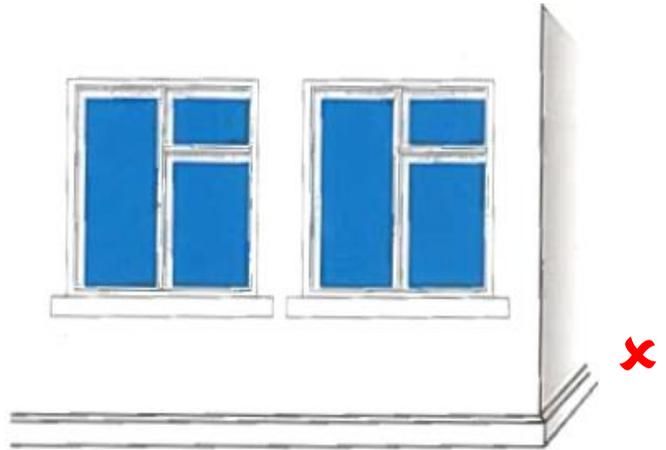
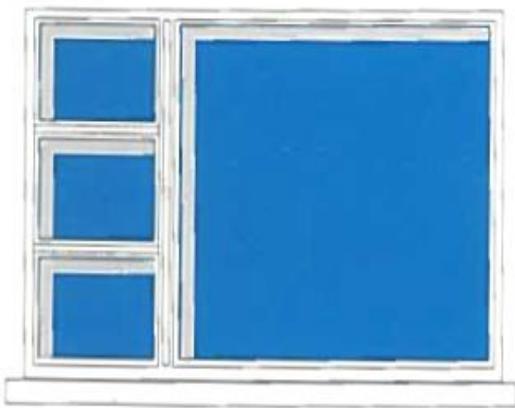


Keep doors simple and use timber and paint finishes.

Windows



Make individual windows appear higher than they are wide and divide larger windows vertically.



Avoid windows with a horizontal emphasis and locating openings close together or very close to a corner junction.

ix. Extensions

In general extensions should be located to the side and/or rear of an existing dwelling and should be subordinate to the main dwelling structure. Unless a well designed contemporary approach is taken, extensions should be finished in similar materials to that of the existing dwelling and roof profiles etc should be sympathetic to the character and style of the original house.



Use a pitched roof. Extensions should be subordinate to the main house.



Avoid flat roofs or extensions that do not respect the main dwelling, unless a well designed contemporary approach has been accepted by the Planning Authority.



A rear extension can create a sheltered external area.

x. Garages & Outbuildings

A garage and/or outbuilding can often be as large, if not larger than dwellings in the countryside and can have as much of a visual impact as the dwelling itself. As with a new dwelling, garages and outbuildings (which fall outside of the remit of exempted development) should be sympathetic to the surrounding landscape and should not be visually prominent features within a site.



Buildings were traditionally clustered for convenience and to provide shelter.



A garage will often look better set back to read as separate structure whilst still having a physical connection. This can help to reduce bulk and emphasis that the house is the more important structure on site.



A garage built into the house can make it appear bulky and become visually obtrusive within the landscape.

xi. Gates, Driveways and Site Boundaries

The use of existing site entrances will be encouraged by the Planning Authority, however it is recognised that improvements are often required in order to provide safe access / egress. Gates and driveways should not in themselves be visually prominent features and should be located sensitively within the landscape and should avoid cutting across contours. Use of existing boundary walls / hedges and local materials will be encouraged in all instances. Any new / supplementary planting should be native to the area. The use of brick / concrete walls or ranch style or more ornate fencing and gates are not appropriate in a rural setting.

