



MEATH RURAL HOUSE DESIGN GUIDE



comhairle chontae na mí
meath county council

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1.

2.

3.

1. Newgrange
2. House Clonee
3. Thatched Cottage near Kells.

Foreword

County Meath possesses high quality landscapes and a rich built fabric. The tradition of people living in rural areas in this County is long established and remains a popular option today. In the past the emphasis in Irish vernacular rural dwelling design was on good siting making use of available shelter, a simple design and use of local materials.

Meath County Council has commissioned this document, the County's first design guide for rural dwellings, in order to positively encourage the application of good siting and design principals to new single house development in the countryside.

It is our wish that the single house developments constructed in the countryside will be of an excellent standard, will compliment the landscape of the County of which they will form a part and will contribute in a positive manner to the built heritage of the County.

The guide recognises that rural dwelling design needs to respond to the requirements of the modern rural dweller. The guide therefore encourages the application of building forms that are from the traditional Irish vernacular as a reference in developing a design for a contemporary rural dwelling.

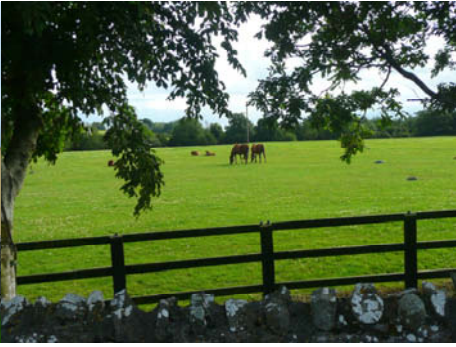
We would urge persons considering building a single house development to read this guide and take on board the many excellent proposals in it, in order to enhance the quality of life in County Meath for all its citizens.

T Dowling
County Manager

Cllr T Reilly
Chair Planning SPC



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1.1 Objectives of guide

Commissioning the design and the construction of a one off house can be one of the most daunting and rewarding projects ever undertaken in a life time. This guide sets out to explain and illustrate on a step by step basis all the various elements that need to be considered, outlining aspects of good design, siting and detail. This guide should be read in conjunction with the Meath County Development Plan.

1.2 Definition

A rural dwelling is a house built on unzoned land situated outside the identified development boundaries of a town or village.

1.3 Rural Housing Policy

Development of a one off house in the country side is required to comply with Meath County Council's County Development Plan 2007 - 2013. Section 6.7 Rural Settlement Strategy of the County Development Plan sets out the criteria governing whether an applicant has a rural housing need or not.

Persons considering constructing a one off rural house are advised to familiarize themselves with this policy and satisfy themselves that they meet the criteria set out in the Development Plan. Any application for a one off rural house should be accompanied by a completed Local Needs form and appropriate supporting documentation. A copy of this Local Needs form along with the necessary planning application form and documentation can be downloaded from Meath County Council's web site: www.meath.ie or are available for collection from the Planning Department, Abbey Mall, Abbey Road, Navan, during public opening hours.

The Development Plan is also available on the above website or at the offices of the Planning Department.

Pre-planning Clinics:

Meath County Council run comprehensive pre-planning clinics, for details and to arrange a pre-planning meeting please contact; The Planning Department, Meath County Council, Abbey Mall, Abbey Road, Navan. Co. Meath.

Phone: 046 9097000

Fax: 046 9097001

E-Mail: Info@meathcoco.ie

Guidance notes and details on preplanning clinics are available on the Council's Website. Planning and Development Guidance Note 1, outlines the documentation to be submitted in support of an application for a dwelling in a rural area.

