

**From:** Helen Quinn  
**Sent:** Monday 16 November 2020 10:58  
**To:** Thomas Hogan; Annette Ryan  
**Subject:** FW: Clare development plan - derelict houses/buildings

**From:** Joe Killeen  
**Sent:** 16 November 2020 10:56  
**To:** Helen Quinn  
**Subject:** Fwd: Clare development plan - derelict houses/buildings

Sent from my iPhone

**Subject:** Clare development plan - derelict houses/buildings



Hello Joe,

I believe that there is a change required to the area of the development plan with regard to derelict buildings as per the below.

**CDP 3.15 Development Plan Objective:**

Refurbishment of a Derelict Dwelling / Structure in the Countryside

- The design, scale and materials used in the refurbishment and/or extension are **in keeping** and sympathetic with the existing structure.

While Section 19.4.3 Rural design states the following;

**Section 19.4.3 Rural design**

The challenge for new built form in the countryside is to sit into that 'place' and enhance the character of the area. In terms of new houses in the countryside, the **County Clare Rural House Design Guide should be used as a reference for applicants for planning permission.** In particular, Clare County Council welcomes the sensitive refurbishment of existing buildings. While vernacular cottages are smaller than the average single rural house, the combined area of the cottage and out-buildings is usually close to that size, making it quite feasible to refurbish a group of buildings as one residence (Figure 19.5). **Where an existing vernacular house is to be extended, a contemporary extension is a good option.** The Government Policy on Architecture notes: **'Contemporary architecture and design also have an important role to play in the design of rural buildings that make the best use of their location while still blending into and enhancing the natural landscape.'**

When reviewing the Clare rural house design guide that a contemporary architecture is suitable when extending an existing building.

This is a clear contradiction here where if refurbishing and extending a derelict building the complete building and extension needs to be in keeping with the existing building design. Whereas if extending an existing building (not derelict) a contemporary extension is suitable.

This also results in a case where a building that was refurbished previously could have a contemporary extension added but one being extended and refurbished at the same time would need to keep the design to the existing derelict building.

While I firmly agree that the existing vernacular building stock in Clare needs to be maintained and protected where possible, the above contradiction may result in existing derelict buildings being overlooked due to modern living and building design.

Is it possible for you to discuss the above with the planning department with regard to the new development plan? I can also make a submission on same if needed.

Regards,

Joe Killeen

