

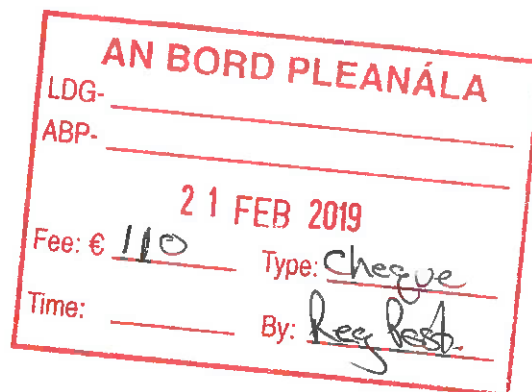
# Comhairle Contae Chill Dara Kildare County Council



**Planning Department**  
**045-980845**

**Date:** 20<sup>th</sup> February 2019  
**Our Ref:** ED694  
**ABP Ref:**

Registered post  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1.



**Re:** Referral of Section 5 Application from Aisling Hubbard & Mr. Ivan Grace for a Single Storey rear extension & attic conversion to existing dwelling at Tipperkevin, Naas, Co. Kildare to ABP for determination

Dear Sir/Madam

I refer to the exempt development application referenced above which is referred herewith to An Bord Pleanála for determination. Please find attached the following copy documents as required;

1	Cheque no. 951270 in the amount of €110 from Kildare County Council in respect of the appropriate referral fee. <i>gm</i>
2	Issued: Letter dated 07/02/2019 to the Applicants notifying referral of file to ABP
3	Internal Referral Report
4	Issued: Acknowledgement to Applicant dated 13/11/2018
5	Received 12/11/2018: Section 5 Application with cover letter from KWA
6	Received 12/11/2018: Site Location Map
8	Received 12/11/2018: Site Layout Plan
9	Received 12/11/2018: Existing Condition Ground & First Floor Plan
10	Received 12/11/2018: Existing Condition Roof Plan
11	Received 12/11/2018: Elevations Sheet 1-Existing Front & Rear Elevations
12	Received 12/11/2018: Elevations Sheet 2-Existing Side Elevations
12	Received 12/11/2018: Existing Cross Section
13	Received 12/11/2018: Proposed Ground & First Floor Plan
14	Received 12/11/2018: Elevations Sheet 1-Proposed Front & Rear Elevations
15	Received 12/11/2018: Elevations Sheet 2-Proposed Side Elevations
16	Received 12/11/2018: Proposed Cross Sections

Please acknowledge receipt of same by return.

Yours sincerely

*pp* *Joanne Farrell*  
Senior Executive Officer

Comhairle Contae Chill Dara  
Kildare County Council



Planning Department  
045-980845

Date: 07<sup>th</sup> February 2019  
Our Ref: ED694

Ms. Aisling Hubbard & Mr. Ivan Grace  
c/o Mr. Des Kennedy  
Kennedy Woods Architecture  
The Old Stables  
4 Dartmouth Place  
Ranelagh  
Dublin 6

**RE: Application for a Declaration of Exempted Development under Section 5.  
Single Storey rear extension & attic conversion to existing dwelling at  
Tipperkevin, Naas, Co Kildare.**

Dear Ms. Hubbard & Mr. Grace

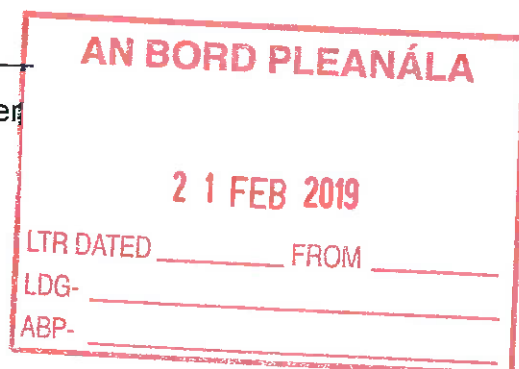
I refer to your application for a Declaration of Exempted Development under Section 5 in relation to the above.

Please note that the Planning Authority has referred your application to An Bord Pleanála for assessment and determination, in accordance with Section 5 (4) of the Planning and Development Act 2000 (as amended).

As you are entitled to a refund of the €80 processing fee paid to the Planning Authority a Refund Form is attached herewith for you to complete and return at your convenience.

Yours faithfully

PP *Josanne Farrell*  
(Senior Executive Officer)  
Planning Department



ED/00694

**DEVELOPER:** Aisling Hubbard & Ivan Grace

**SITE:** Tipperkevin, Naas, Co Kildare W91 E0E3

**DEVELOPMENT:** Refurbishment of existing dwelling, construction of single storey extension and attic conversion

**RE:** Please find attached an application for a Declaration of Exempt Development under Section 5.

Please note the decision on this application is due on 10 December 2018

**DATE REFERRED:** 12 November 2018

**TO BE ALLOCATED**

  
Senior Executive Officer  
Planning Department

**REPORT:**

14/11

Jane

AN BORD PLEANÁLA

21 FEB 2019

LTD DATED \_\_\_\_\_ FROM \_\_\_\_\_

LDG- \_\_\_\_\_

ARP- \_\_\_\_\_

**DATE:**

**SIGNED:**

Caroline,  
Please Report by 06-12-18  
for.

Mark,  
Please refer to AN BORD  
PLEANÁLA in accordance with SECTION 5(4) of THE PLANNING AND DEVELOPMENT  
ACT 2000 (AS AMENDED) - A FEE OF €110 IS APPLICABLE IN THIS INSTANCE.

WV Greer 05/02/19

Comhairle Contae Chill Dara  
Kildare County Council



13/11/2018

Our Ref: ED/00694

Ms Aisling Hubbard Mr Ivan Grace  
c/o Mr Des Kenny  
Kennedy Woods Architecture  
The Old Stables  
4 Dartmouth Place  
Ranelagh  
Dublin 6

**RE: Application for a Declaration of Exempted Development under Section 5:  
Tipperkevin, Naas, Co Kildare W91 E0E3**

Dear Ms Hubbard & Mr Grace

I refer to your correspondence received 12 November 2018 in connection with the above.

Your application is now being considered and we will revert to you in due course.

Yours sincerely

(receipt no. 413226 refes)

  
Senior Executive Officer  
Planning Department

AN BORD PLEANÁLA

21 FEB 2019

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_

LDG- \_\_\_\_\_

ABP- \_\_\_\_\_

Senior Executive Officer  
Planning & Development Department  
Áras Chill Dara  
Devoy Park  
Naas  
Co. Kildare

12<sup>th</sup> November 2018

Kildare County Council  
Planning Department

12 NOV 2018

RECEIVED

**RE: DECLARATION OF EXEMPT DEVELOPMENT UNDER SECTION 5 OF THE PLANNING & DEVELOPMENT ACT 2000, EXISTING DWELLING, TIPPERKEVIN, NAAS, CO. KILDARE W91 EOE3**

Dear Sir/Madam,

Please find enclosed a completed Declaration on Exempt Development submission for the aforementioned development, the schedule below details the documents and drawings which make up this submission.

	Dwg/Doc No.	Title	Scale	Rev	Size	Copies
1		Declaration of Exempt Development under Section 5 form	N/A	-	A4	1
2		Application Fee for €80	-	-	-	
3	LH-3-OS-001	Site Location Map	1 : 2500	0	A3	1
4	LH-3-SP-001	Site Layout Plan	1 : 500	0	A3	1
5	LH-3-EC-001	Existing Condition Ground & First Floor Plan	1 : 100	0	A3	1
6	LH-3-EC-002	Existing Condition Roof Plan	1 : 100	0	A3	1
7	LH-3-EC-003	Elevations Sheet 1 – Existing Front & Rear Elevations	1 : 75	0	A3	1
8	LH-3-EC-004	Elevations Sheet 2 – Existing Side Elevations	1 : 75	0	A3	1
9	LH-3-EC-005	Existing Cross Sections	1 : 75	0	A3	1
10	LH-3-PA-001	Proposed Ground & First Floor Plan	1 : 100	0	A3	1
11	LH-3-PA-002	Elevations Sheet 1 – Proposed Front & Rear Elevations	1 : 75	0	A3	1
12	LH-3-PA-003	Elevations Sheet 2 – Proposed Side Elevations	1 : 75	0	A3	1
13	LH-3-PA-004	Proposed Cross Sections	1 : 75	0	A3	1

The proposal involves the refurbishment of the existing dwelling, the construction of a single storey rear attached extension measuring 40sqm and the conversion of existing attic to provide new accommodation incorporating Velux type rooflights in rear facing roof only.

It is submitted that the proposed construction will be classified as exempted development as defined by the Planning Acts, by virtue of the single storey rear extension being a class of development described as such at Schedule 2 Part 1 Class 1 of the Planning and Development Regulations 2001 and the attic conversion covered by Section 4 (1) (h) of the Planning & Development Act 2000.

The applicants respectfully ask that the proposed development is declared exempt development by the Planning Authority.

AN BORD PLEANALA

21 FEB 2019

PRACTICE  
MEMBER  
2018  
RIAI

RTB DATE  
LOG

The Old Stables - 4 Dartmouth Place - Ranelagh - Dublin 6.  
P: 01 901 1150 - E: info@kennedywoods.ie - W: www.kennedywoods.ie  
Registered Practice No. P14003 - Registered in Ireland - 550356  
VAT Reg No. - IE3338715IH - Directors, D. Kennedy (03112), K. Woods (16094)



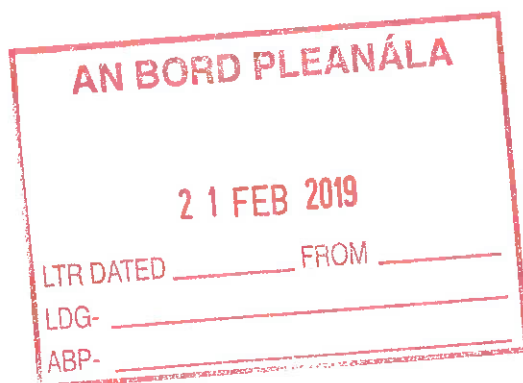
K|W<sub>a</sub>

Kennedy Woods | architecture

Yours Sincerely,



Des Kennedy B.Arch MRIAI  
dkennedy@kennedywoods.ie



Senior Executive Officer  
Planning & Development Department  
Áras Chill Dara  
Devoy Park  
Naas  
Co. Kildare

12<sup>th</sup> November 2018



**RE: DECLARATION OF EXEMPT DEVELOPMENT UNDER SECTION 5 OF THE PLANNING & DEVELOPMENT ACT 2000, EXISTING DWELLING, TIPPERKEVIN, NAAS, CO. KILDARE W91 EOE3**

Dear Sir/Madam,

Please find enclosed a completed Declaration on Exempt Development submission for the aforementioned development, the schedule below details the documents and drawings which make up this submission.

	Dwg/Doc No.	Title	Scale	Rev	Size	Copies
1		Declaration of Exempt Development under Section 5 form	N/A	-	A4	1
2		Application Fee for €80	-	-	-	
3	LH-3-OS-001	Site Location Map	1 : 2500	0	A3	1
4	LH-3-SP-001	Site Layout Plan	1 : 500	0	A3	1
5	LH-3-EC-001	Existing Condition Ground & First Floor Plan	1 : 100	0	A3	1
6	LH-3-EC-002	Existing Condition Roof Plan	1 : 100	0	A3	1
7	LH-3-EC-003	Elevations Sheet 1 – Existing Front & Rear Elevations	1 : 75	0	A3	1
8	LH-3-EC-004	Elevations Sheet 2 – Existing Side Elevations	1 : 75	0	A3	1
9	LH-3-EC-005	Existing Cross Sections	1 : 75	0	A3	1
10	LH-3-PA-001	Proposed Ground & First Floor Plan	1 : 100	0	A3	1
11	LH-3-PA-002	Elevations Sheet 1 – Proposed Front & Rear Elevations	1 : 75	0	A3	1
12	LH-3-PA-003	Elevations Sheet 2 – Proposed Side Elevations	1 : 75	0	A3	1
13	LH-3-PA-004	Proposed Cross Sections	1 : 75	0	A3	1

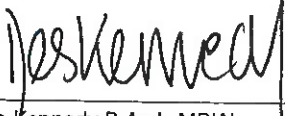
The proposal involves the refurbishment of the existing dwelling, the construction of a single storey rear attached extension measuring 40sqm and the conversion of existing attic to provide new accommodation incorporating Velux type rooflights in rear facing roof only.

It is submitted that the proposed construction will be classified as exempted development as defined by the Planning Acts, by virtue of the single storey rear extension being a class of development described as such at Schedule 2 Part 1 Class 1 of the Planning and Development Regulations 2001 and the attic conversion covered by Section 4 (1) (h) of the Planning & Development Act 2000. The applicants respectfully ask that the proposed development is declared exempt development by the Planning Authority.

K|W<sub>a</sub>

Kennedy Woods | architecture

Yours Sincerely,



Des Kennedy B.Arch MRIAI  
dkennedy@kennedywoods.ie



AN BORD PLEANÁLA

2 1 FEB 2019

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_

LDG- \_\_\_\_\_

ABP- \_\_\_\_\_



The Old Stables - 4 Dartmouth Place - Ranelagh - Dublin 6.  
P: 01 901 1150 - E: info@kennedywoods.ie - W: www.kennedywoods.ie  
Registered Practice No. P14003 - Registered in Ireland - 550356  
VAT Reg No. - IE3338715IH - Directors. D. Kennedy (03112), K. Woods (16094)



## Kildare County Council

**Declaration of Exempt Development under Section 5,  
of the Planning and Development Act 2000 as amended**

Incomplete application forms will  
be deemed invalid and returned



All responses must be in block  
letters

Section 1	Details of Applicants
-----------	-----------------------

1. Name of Applicant(s) A. Surname Hubbard & Grace Forenames Aisling & Ivan  
Phone No 087 137 2950 Fax No -
2. Address

Section 2	Person/Agent acting on behalf of applicant (if applicable)
-----------	--

1. Name of Person/Agent: Surname Kennedy Forenames Des  
Phone No 087 6533704 Fax No -
2. Address The Old Stables, 4 Dartmouth Place, Ranelagh, Dublin 6

Section 3	Company Details (if applicable)
-----------	---------------------------------

1. Name of Company N/A  
Phone No N/A Fax No. N/A
2. Company Reg. No N/A
3. Address N/A

**AN BORD PLEANÁLA**

**21 FEB 2019**

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_

LDG-  
ABP-



Section 4	Details of Site
-----------	-----------------

1. Planning History of Site Dwelling constructed 1984, ref: 297/84
2. Location of Proposed Development Tipperkevin, Naas, Co. Kildare. W91 E0E3
3. Ordnance Survey Sheet No 3609-C, 3665-A
4. Please state the Applicants interest in the site: Legal owners
5. Please state the extent of the proposed development: Single storey rear extension and attic conversion to existing dwelling.
6. Under what Section of the Planning and Development 2000 as amended and/or what provision of the Planning and Development Regulations 2001 as amended is exemption sought (*specific details required*)

Schedule 2, Part 1, Class 1 – the extension of a house by the construction or erection of an extension to the rear of the house.

Section 4 (1) (h) of the Planning & Development Act 2000 – the conversion of an existing attic space and the installation of Velux type rooflights to rear of dwelling.

7. Please give a detailed description of the Proposed Development (*Use separate page if necessary*)

Single storey rear attached extension, incorporating Velux type rooflights in pitched roof profile, conversion of existing attic space to provide new accommodation incorporating Velux type rooflights in rear facing roof only.

<b>Section 5</b>	<b>The following must be submitted for a valid application</b>
------------------	--

(Please Tick)

1.	Site Location Map (1:2500 Rural Areas) (1:1000 Urban Areas)	
2.	A Site Layout Plan (Scale 1:500) in full compliance with Article 23 of Planning and Development Regulations 2001 as amended	
3.	Drawings of the development (Scale 1:50) in full compliance with Article 23 of Planning and Development Regulations 2001 as amended	
4.	All drawings to differentiate between the original building, all extensions and proposed development	
5.	Fee of 80 Euro	

<b>Section 6</b>	<b>Declaration</b>
------------------	--------------------

I, Des Kennedy certify that all of the above information is correct and I have submitted all the required documents as outlined at Section 5 above.

Signature: Des Kennedy

Date: 12-11-2018

AGENT: KENNEDY WOODS ARCHITECTURE  
THE OLD STABLES  
4 DARTMOUTH PLACE  
DUBLIN 6.

