

FAO: Ashling Reilly  
An Bord Pleanála  
64 Marlborough St  
Rotunda  
Dublin 1  
D01 V902

25 May 2021

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>040240-21</u>
ABP-	_____
26 MAY 2021	
Fee: €	<u>220</u> Type: <u>Bank draft</u>
Time: _____	By: <u>Expresspost</u>

**RE: Exempted development ED 420 granted for 14 The Drive, Ocean Links**

Dear Sir/Madam,

Please see enclosed draft for €220 made payable to An Bord Pleanála in addition to letter dated 30 April 2021 by Sligo County Council and numerous discussions with Leonora McConville, Frank Moylan (Senior Planner) and Mark Cummins of Sligo County Council.

Our email trail goes back to July 2020 when we made Sligo County Council aware of the proposed extension by our neighbours at 14 The Drive, Ocean Links, Strandhill, County Sligo. I and my wife Orla Kenny reside at 13 The Drive, Ocean Links, Strandhill, Co. Sligo. Whilst the council was aware of all the email correspondences, they issued exempted development without a site visit on both occasions. Also per my section 5 referral (additional information), I requested a site visit from Sligo County Council which never occurred.

We have spoken to our neighbours on numerous occasions about our issue with a 3.7 metre flat roof extension which is coming out 14 foot from the back of their house which is a subs

Our main issues with the extension are as follows:

- Extension is stepping up 0.45m (c. 1.5 foot) to a floor which is 1.5 foot higher than ground floor. This per my interpretation is stepping onto a different floor. Per Government planning guidelines, once you go above a single storey which I deem this to be, you need to be 2m (6.6ft) from your neighbour boundary and there is only 5.6ft from our boundary fence. Per our neighbours plans there is also a window which will be on the side facing our garden.
- The extension will lead to a loss of light and overshadowing in our garden and will feel oppressive and overbearing for us as neighbours.
- The extension is not in keeping with the estate. It is a very bulky flat roof extension and does not fit into the landscape in Strandhill which is a place of natural beauty with the sea one side and Knockarea Mountain the other side.

If you wish to discuss, please give me a call on [REDACTED] My email address is [REDACTED]

Yours faithfully,



David Kenny

€220 draft incl small envelope



COMHAIRLE CHONTAE SHLIGIGH  
HALLA NA CATHRACH SLIGEACH

SLIGO COUNTY COUNCIL  
CITY HALL SLIGO

+353 71 911 1111  
+353 71 911 4499

info@sligo.coco.ie  
www.sligo.coco.ie

30<sup>th</sup> April, 2021

File Ref: ED 420/KK

David Kenny,  
13 The Drive,  
Ocean Links,  
Strandhill  
Co. Sligo.

**Re:** Application for exemption in accordance with Section 5 of the Planning and Development Act 2000 (as amended) in respect of construction of an 18.5 sq m single storey extension to the rear of existing dwelling at 14 The Drive, Ocean Links, Strandhill, Co. Sligo.

I enclose herewith a declaration in accordance with Section 5 of the Planning and Development Act, 2000 (as amended) in respect of the following:

**Name & Address of Applicant:** David Kenny, 13 The Drive, Ocean Links, Strandhill, Co. Sligo

**Declaration Requested for:** Construction of an 18.5 sq m single storey extension to the rear of existing dwelling

**Location:** 14 The Drive, Ocean Links, Strandhill, Co. Sligo

**File Reference:** ED 420

**Application Received:** 7<sup>th</sup> April, 2021

Where a Declaration is issued under this Section, any persons may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review to the Board within four weeks of the date of issuing of the declaration by Sligo County Council.

Signed on behalf of Sligo County Council

S. Gillett  
ADMINISTRATIVE OFFICER  
PLANNING SECTION

 sligo.ie

AN BORD PLEANÁLA

26 MAY 2021

DATED

FROM

SLIGO COUNTY COUNCIL  
(Comhairle Chontae Shligigh)

CHIEF EXECUTIVE'S ORDER

P 127/21  
ED/420

APPLICATION FOR DECLARATION OF EXEMPTED DEVELOPMENT PURSUANT TO SECTION 5 OF THE  
PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)

Name & Address of Applicant: David Kenny, 13 The Drive, Ocean Links, Strandhill, Co. Sligo

Declaration Requested for: Construction of an 18.5 sq.m single storey extension to the rear of neighbouring property, 14 The Drive, Ocean Links, Strandhill, Co Sligo.

Location: 14 The Drive, Ocean Links, Strandhill, Co. Sligo

Having regard to:

- Drawings submitted under ED 411 (as received on 9<sup>th</sup> December 2020)
- Article 6.3 of EU Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora,
- The Planning & Development Act, 2000 (as amended),
- The Planning & Development Regulations, 2001 (as amended),

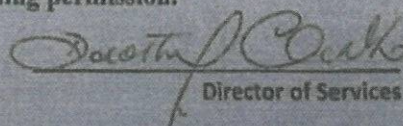
The Planning Authority considers that:

It is considered that the construction of an 18.5 sq m single storey extension to the rear of neighbouring dwelling at 14 The Drive, Ocean Links, Strandhill, Co. Sligo, at the location shown on the plans submitted to the Planning Authority on the 9<sup>th</sup> December, 2020 (ED411 refers), is development and is exempted development for the following reasons:-

- The proposal would come within the definition of "works" as set out in Section 2 of the Planning and Development Act, 2000 (as amended),
- The proposal would come within the definition of "development" as set out in Section 3 of the Planning & Development Act, 2000 (as amended),
- The proposal would come within the provisions of "exempted development" as set out in Class 1 of Schedule 2, Part 1 of the Planning and Development Regulations, 2001 (as amended).

Order: Pursuant to Section 5 of the Planning & Development Act 2000 as amended, Sligo County Council hereby decides that the proposed works as described in the submission received by the Planning Authority on the 7<sup>th</sup> April 2021 relating to the construction of an 18.5 sq m single storey extension to the rear of existing dwelling at 14 The Drive, Ocean Links, Strandhill, Co. Sligo, is considered to constitute development and is exempted development which does not require planning permission.

LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_  
LDG- \_\_\_\_\_  
ABP- \_\_\_\_\_

  
Dorothy J. Burke  
Director of Services

30th April 2021  
Date

**David Kenny**

---

**Subject:** FW: Re Ed 420 13 the drive ocean links Strandhill

---

**From:** David Kenny  
**Sent:** Wednesday 28 April 2021 14:39  
**To:** [Planning@sligococo.ie](mailto:Planning@sligococo.ie) <[Planning@sligococo.ie](mailto:Planning@sligococo.ie)>  
**Subject:** Re Ed 420 13 the drive ocean links Strandhill

Hi

I refer to my S5 Ed 420 which I submitted on 7 April 2021.

Please be advised Ed 420 is in response to ed411 which was granted exempted development in January 2021.

The finished height is 3.7m high and it is above ground level as the extension is raised above ground level by 0.45m or 1.47ft.

Given the extension is stepping up so high I deem this higher than a single storey extension and I am worried given it is 1.75m or 5.6ft from our boundary wall.

Kind regards  
David



APPLICATION FORM FOR DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT  
(Planning & Development Act 2000 (as amended)  
(Section 5)

Address: Sligo County Council  
Planning Section,  
City Hall, Quay Street,  
Sligo  
Tel: 071 9114455 or  
071 9114458  
Fax: 071 9114499  
E-mail: [planning@sligococo.ie](mailto:planning@sligococo.ie)  
Website address: [www.sligococo.ie](http://www.sligococo.ie)

Name of Applicant DAVID KENNY (14 THE DRIVE, OCEAN LINKS, STRANDHILL, CO. SLIGO)  
(Address must be supplied at end of this form)

Description of Development/ Proposed Development for which a Declaration is Sought:  
OBJECTION TO PROPOSED 1.5 STORY EXTENSION AT 14 THE DRIVE, OCEAN LINKS, STRANDHILL, SLIGO

Location, townland or postal address of Development / Proposed Development:  
14 THE DRIVE, OCEAN LINKS, STRANDHILL, SLIGO

Interest of Applicant in Development/Proposed Development:

Owner  Occupier  Other  (Tick Appropriate box ✓)

If Applicant is the occupier or other please state interest in Development.

NEXT DOOR NEIGHBOUR

Name of occupier, if different from applicant: DOMINIC AND STEPHANIE GALWAY  
(Address to be supplied at end of this form)

If applicant is not the legal owner please state the name of the owner:

DOMINIC AND STEPHANIE GALWAY  
(Address must be supplied at end of this form)

Name of person / agent acting on behalf of the applicant, if any: \_\_\_\_\_  
(Address to be supplied at end of this form)

Reason why proposed development/development is considered exempt or not:

PLEASE SEE ATTACHED WORD DOCUMENT

Please indicate when development was carried out (if applicable): \_\_\_\_\_

Documents to be included with this application form (please tick ✓)

**AN BORD PLEANÁLA**  
Site location map  Site layout map  Floor plans & elevations Fee (€80)   
Scale 1:2500 Scale 1:500

[PROVIDED BY 14 THE DRIVE]

I hereby declare that the information given on this form is correct.

Applicant Signature: David Kenny  
DATED 26 MAY 2021 FROM [Signature]

Date: 05/04/2020

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

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

- 1 Applicant's address must be submitted on this page.
- If the applicant/agent wishes to submit additional contact information, this may be included here.
- This page will not be published as part of the Application.

1. Applicant Name: DAVID KENNY	
Address (required)	13 THE DRIVE, OCEAN LINKS, STRANDHILL, SLIGO F91 W7D0
Telephone No.	[REDACTED]
Email Address	[REDACTED]
Fax No.	

2. Occupier if different from applicant: DOMINIC AND STEPHANIE GALWEY	
Address: (required)	DOMINIC AND STEPHANIE GALWEY, 14 THE DRIVE, OCEAN LINKS, STRANDHILL, SLIGO
Telephone No.	
Email Address (if any)	
Fax No. (if any)	

3. Owner (required where applicant is not the owner): DOMINIC AND STEPHANIE GALWEY	
Address: (required)	14 THE DRIVE, OCEAN LINKS, STRANDHILL, SLIGO
Telephone No.	
Email Address (if any)	
Fax No. (if any)	

4. Person/Agent acting on behalf of the Applicant (if any):	
Address: (required)	
Telephone No.	
Email Address (if any)	
Fax No. (if any)	

Should all correspondence be sent to the above address? (please tick appropriate box ✓)  
 (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)

Yes  No

**AN BORD PLEANÁLA**

26 MAY 2021

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

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

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

**Section 5 Application Form-Additional Information**

**Applicant Name:** David Kenny, 13 The Drive, Ocean Links, Strandhill, Sligo F91 W7D0

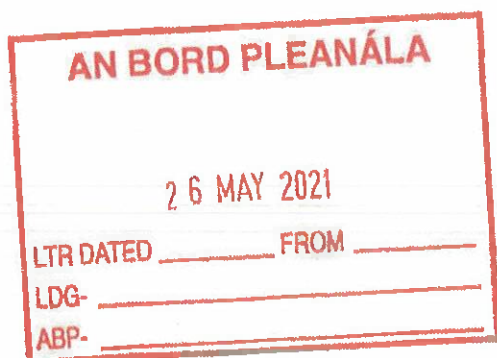
**Location of proposed development:** Dominic and Stephanie Galwey, 14 The Drive, Ocean Links, Strandhill, Sligo

**Reason why proposed development/development is considered exempt or not:**

- 1) **Height of the extension** – The proposed 1.5 storey flat roof extension as advised by Leonora McConville height to be c. 3.7m (12 foot). This is c. 3 – 4 inches from cill level of top window. This is materially different to drawings given to Sligo Coco which to the normal eye looks c. 1.5 foot from top cill level.  
The neighbours are raising their floor by 0.45m (1.5 foot) and as discussed with Frank Moylan, I deem this to be another floor which is where interpretation of 1.5 storey extension comes from.  
Per government planning website, once you go above one storey, required to be 2m (c. 6.6 foot) from boundary and there is only 5.6ft (less than 2m) from boundary fence.
- 2) **Loss of light/overshadowing** – A 12ft flat roof extension will lead to a loss of light and privacy due to its bulky nature and given its proximity to our garden. This will feel oppressive and overbearing for us as neighbours.
- 3) **Environmentally unfriendly** – the extension proposed is not in keeping with estate and is notably out of character with the row of houses we live on. The proposed flat roof extension negatively affects the natural landscape as other extensions which have a pitched roof complement environment better.

~~Note – I am engaging an engineer/architect in coming week to carry out a report on same and once received I will send it on.~~

As discussed with Frank given the amount of emails on this matter, my discussions with Mark Cummins and Leonora McConville, I expect a site visit to be carried out to assess the impact of the extension as part of this S5 application.



Re: Extension

(6)

Mon 05/04/2021 10:57

To: Frank Moylan <fmoylan@sligococo.ie>

3 attachments (2 MB)

s.5 from S.4.21.pdf; s5 part 2 of form.pdf; Issues with proposed extension.pdf;

Hi Frank/Leonora,

I hope you had a lovely easter, the weather was great.

Please see attached S5 as discussed on Friday in addition to pdf describing valid issues we have with the proposed development.

Please let me know how to organise €80 payment.

Kind regards,  
David

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From: Frank Moylan <fmoylan@sligococo.ie>

Sent: Thursday 1 April 2021 17:02

To: David Kenny

Subject: RE: Extension

David

Form as requested is attached

regards

Frank Moylan

Senior Planner

Sligo County Council | Quay Street | Sligo | F91 PP44.

☎ 071 911 4490 ✉ [fmoylan@sligococo.ie](mailto:fmoylan@sligococo.ie)

🌐 [sligococo.ie](http://sligococo.ie) | [sligo.ie](http://sligo.ie)



Sligo County Council  
Comhairle Chontae Shligigh

**Sligo.**

From: David Kenny

Sent: Thursday 1 April 2021 15:03

To: Frank Moylan

Cc: Leonora McConville

Subject: Fw: Extension

AN BORD PLEANÁLA

6 MAY 2021

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

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

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

Hi frank



I left a voicemail there for you just there.

I have been in contact with leonora and Mark on a section 5 that was granted to our neighbours in 14 the drive ocean links Strandhill.

The neighbours applied for s5 which we were not aware of until 2 wks ago and were accepted based on plans submitted to council.

The drawings are materially different to what is actually going up. On granting s5 no site visit was made.

I have spoken to an bord pleanala and they have said we have right to make a s5 formal objection.

They also told us to get in contact with the planning ombudsman which I am now going to do.

We have grave concerns over the height of the extension proposed and proximity to our garden less than 6ft 2m to our boundary.

I look forward to your reply by email or call [REDACTED].

Hope you have a great Easter.

Kind regards,  
David Kenny

---

From: Leonora McConville <lmccconville@sligococo.ie>  
Sent: Thursday 1 April 2021 13:42  
To: David Kenny [REDACTED]  
Subject: RE: Extension

Hi David, I did try ring you earlier but there was no answer. I will be on leave until Thursday the 4<sup>th</sup> April. Talk to you then.

Have a nice weekend.

Leonora

From: David Kenny [REDACTED]  
Sent: Thursday 1 April 2021 12:22  
To: Leonora McConville <lmccconville@sligococo.ie>  
Subject: Fw: Extension

**AN BORD PLEANALA**

26 MAY 2021

LTR DATED \_\_\_\_\_ Físicil \_\_\_\_\_

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

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

From: David Kenny [REDACTED]  
Sent: Thursday 1 April 2021 10:29  
To: David Kenny [REDACTED]  
Subject: Re: Extension

Hi leonora

I left a message on your voicemail there.

Can I ask you to give em a call or [REDACTED] when you have a chance.

Thanks  
David

---

From: David Kenny [REDACTED]  
Sent: Tuesday 30 March 2021 18:06  
To: Leonora McConville <[lmccconville@sligococo.ie](mailto:lmccconville@sligococo.ie)>  
Subject: Re: Extension

Thanks leonora just checked outside 12ft is in around 3 to 4 inches off top cill when I measure it off our house.

David

---

From: Leonora McConville <[lmccconville@sligococo.ie](mailto:lmccconville@sligococo.ie)>  
Sent: Tuesday 30 March 2021 17:17  
To: David Kenny [REDACTED]  
Subject: RE: Extension

Hi David, yes this drawing looks similar to the drawing I have.

Thanks

Leonora

From: David Kenny [REDACTED]  
Sent: Tuesday 30 March 2021 11:29  
To: Leonora McConville <[lmccconville@sligococo.ie](mailto:lmccconville@sligococo.ie)>  
Subject: Fw: Extension

Leonora

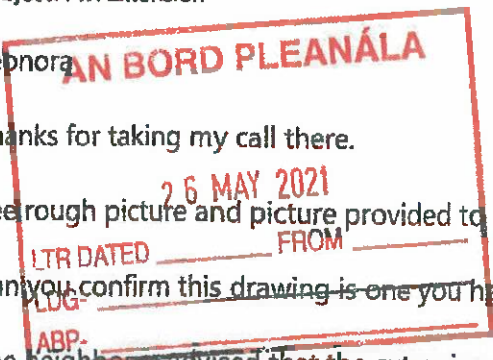
Thanks for taking my call there.

See rough picture and picture provided to us by neighbours.

Can you confirm this drawing is one you have.

The neighbours advised that the extension will go up around 4 inches below cill level which would be in line with highest point of lean to roof, however it could have changed since then.

Many thanks for your time



David

---

From: David Kenny [REDACTED]  
Sent: Tuesday 9 March 2021 18:32  
To: Suzanne Siberry <ssiberry@sligococo.ie>; enforcement@sligococo.ie <enforcement@sligococo.ie>  
Subject: Fw: Extension

Hi Suzanne,

I am emailing you regarding my property in Ocean Links, Strandhill. I was in touch with you last year regarding concerns over our next door neighbours proposed rear extension. I sought legal advice in the mean time.

I spoke with the solicitor who acted on our purchase of our property in Ocean links and would be very experienced in conveyancing law. Our solicitor was of the firm opinion that the proposed extension by our neighbours which I described to him was in contravention of planning as it will cast a shadow into our garden and will affect our light which in turn will affect our wellbeing as it is very intrusive and is in contravention to planning in its current state.

The extension is seemingly 25sqm but to me this is if it is a single storey extension. Our neighbours are going up so high as they want to raise their standing floor in the extension to view the sea. For this reason, I would deem it a double height and the 25sq m needs to be multiplied by 2 which would equal 50sq m and is outside bounds of exempted extension. The distance they are coming out from the original structure is 14 foot from memory.

The extension proposed is higher than a single storey in my opinion and my solicitor has said that he believes what I have described requires planning permission and at that point we would be allowed to object. He strongly advised that I contact the enforcement section in Sligo County Council.

If you look at the original picture you can see a small lean to roof which was extension built with house at inception however the plans clearly show that the original extension is adjusting an original roof /structure of the house and again I think this forms ground for obtaining planning permission as an original structure which was built based on original planning is been adjusted.

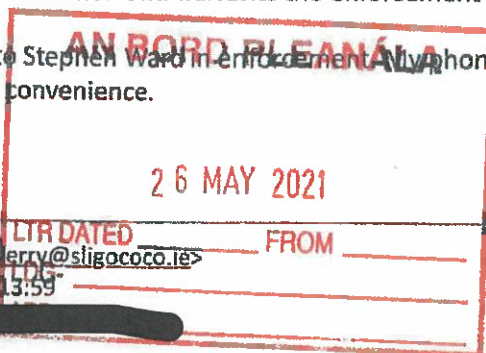
I estimate that the 1.5 storey extension will end close to 3 - 4 inches below lintel level of top roof and this is more than a single storey extension and warrants the enforcement section of planning office to look at it.

Please pass my query onto Stephen Ward in enforcement. My phone number is [REDACTED] and Stephen can contact me at his earliest convenience.

Kind regards,  
David Kenny

---

From: Suzanne Siberry <ssiberry@sligococo.ie>  
Sent: Tuesday 28 July 2020 13:59  
To: David Kenny [REDACTED]  
Subject: RE: Extension



David

Schedule 2 of Part 1 of the Planning and Development Regulations 2001 sets out the classes of development which constitute exempted development. With regard to extensions to dwellinghouses, the following limitations are applicable to the height of any such extensions:-

- The highest point to which the wall of an exempt extension can be built is eaves level,  
If the proposed extension has a flat roof, it must not exceed the eaves or parapet level,  
If the proposed extension has a pitched roof, it must not exceed the ridge of the existing pitched roof.

Regards

**Suzanne Siberry**  
**Senior Staff Officer**  
Sligo County Council  
Enforcement Section, City Hall, Quay Street, Sligo F91 PP44

+353-71-9114443  
ssiberry@sligococo.ie  
sligococo.ie | sligo.ie  
  

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**From:** David Kenny [mailto: [REDACTED]]  
**Sent:** Tuesday 28 July 2020 11:30  
**To:** Suzanne Siberry  
**Subject:** Re: Extension

Suzanne

They claim it is exempted.

I emailed Stephen ward and he has sent on details to me by email.

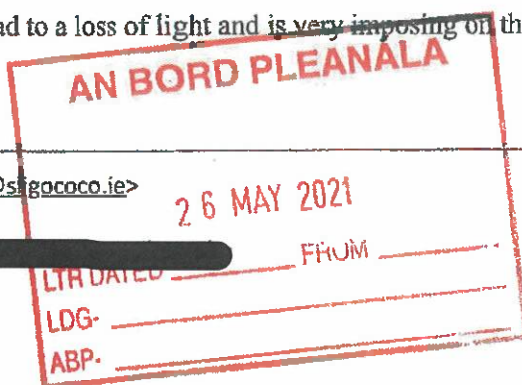
Can you confirm if there is any height restriction on a flat roof extension which will butt onto a 2 storey house?

The proposed extension will lead to a loss of light and is very imposing on the eye from our back garden.

Thanks  
David

---

**From:** Suzanne Siberry <ssiberry@sligococo.ie>  
**Sent:** Tuesday 28 July 2020 11:12  
**To:** [REDACTED]  
**Subject:** Extension



David

I acknowledge your email dated the 26<sup>th</sup> July, 2020. In order to facilitate the matter to be further examined, please confirm the address of the property referred to and clarify whether the proposal has been or will be subject of a planning application or is your neighbor claiming that the proposed extension constitutes exempted development.

Regards

**Suzanne Siberry**  
**Senior Staff Officer**  
Sligo County Council

Fw: Extension

(S)

David Kenny <[redacted]>

Thu 01/04/2021 15:03

To: Fmoylan@sligococo.ie <Fmoylan@sligococo.ie>  
Cc: Leonora McConville <lmccconville@sligococo.ie>

→ senior planner.

Hi frank

I left a voicemail there for you just there.

I have been in contact with leonora and Mark on a section 5 that was granted to our neighbours in 14 the drive ocean links Strandhill.

The neighbours applied for s5 which we were not aware of until 2 wks ago and were accepted based on plans submitted to council.

The drawings are materially different to what is actually going up. On granting s5 no site visit was made.

I have spoken to an bord pleanála and they have said we have right to make a s5 formal objection.

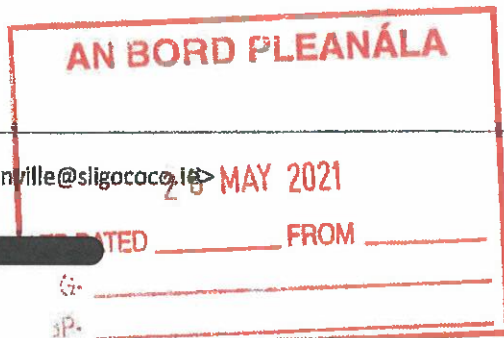
They also told us to get in contact with the planning ombudsman which I am now going to do.

We have grave concerns over the height of the extension proposed and proximity to our garden less than 6ft 2m to our boundary.

I look forward to your reply by email or call [redacted]

Hope you have a great Easter.

Kind regards,  
David Kenny



From: Leonora McConville <lmccconville@sligococo.ie>  
Sent: Thursday 1 April 2021 13:42  
To: David Kenny <[redacted]>  
Subject: RE: Extension

Hi David, I did try ring you earlier but there was no answer. I will be on leave until Thursday the 4<sup>th</sup> April. Talk to you then.

Have a nice weekend.

Leonora

Re: extension at Ocean Links

(4)

David Kenny [redacted]  
Wed 24/03/2021 15:14  
To: Leonora McConville <lmconville@sligococo.ie>  
Leonora,

That is great many thanks for your prompt reply.

I have no issue with an extension but I just want to ensure everything is inline with regulations and the height is the real issue for us.

I am just wondering did a site visit cover the decision for exempted development?

Kind regards  
David

---

From: Leonora McConville <lmconville@sligococo.ie>  
Sent: Wednesday 24 March 2021 09:50  
To: [redacted]  
Cc: Mark Cummins <mcummins@sligococo.ie>  
Subject: extension at Ocean Links

Hi David,

I am currently working from home and will be for the rest of the week in accordance with national guidelines. But when I am next in the office, either the end of this week or early next week, I will examine the file and revert to you.

Thanks

Leonora

From: David Kenny [mailto:[redacted]]  
Sent: Tuesday 23 March 2021 13:03  
To: Enforcement  
Subject: Fw: Extension at Ocean Links, Strandhill, Co. Sligo

Hi

As Suzanne is on leave it asked me to send this query to enforcement section.

Thabks  
David

AN BORD PLEANÁLA  
26 MAY 2021  
LTR DATED \_\_\_\_\_ FROM \_\_\_\_\_  
LDG- \_\_\_\_\_  
ABP- \_\_\_\_\_

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From: David Kenny <[redacted]>  
Sent: Monday 22 March 2021 23:36  
To: Suzanne Siberry <ssiberry@sligococo.ie>  
Subject: Re: Extension at Ocean Links, Strandhill, Co. Sligo

Suzanne,

I note that I spoke to Mark Cummins and he was interested in exploring the possibility of the height of the extension which I discussed with him two weeks ago. Mark was in agreement that if the flat roof extension was inline of the highest point lean to roof currently that it was higher than a single storey extension with the height of it been in the region of 4m. This conversation happened before he realised that Leonora McConville was happy that the extension constituted an exempted extension.

I have since done quite a bit of research and South Dublin CC have issued an extensive document on exempted extensions. They note that once the extension goes above the single storey which Mark agreed it has then there needs to be 2 meters between the extension and the boundary wall. I have measured from our boundary fence to our neighbours and there is not more than 5.6 feet between us which is a good bit less than 2m (6.6ft). In my opinion, this means that the extension cannot qualify for an exempted extension due to its proximity to our boundary fence/wall. From this first day this has been my major concern given the fact that a 4m high flat roof extension will clearly inhibit our light into the garden. The extension is also coming out 14 foot from the existing building and I also have to question does this leave enough space from it to the boundary wall with its adjoining neighbours in atlatic view.

With the information now brought to light I think Leonora will need to revisit her decision due to the new information. Can you please ask Leonora, Mark or Steven Ward to give me a call on this as soon as possible as it is clearly an issue I would like to discuss and sort out.

Kind regards,  
David

---

**From:** Suzanne Siberry <[ssiberry@sligococo.ie](mailto:ssiberry@sligococo.ie)>  
**Sent:** Thursday 18 March 2021 09:25  
**To:** David Kenny [REDACTED]  
**Subject:** Extension at Ocean Links, Strandhill, Co. Sligo

David

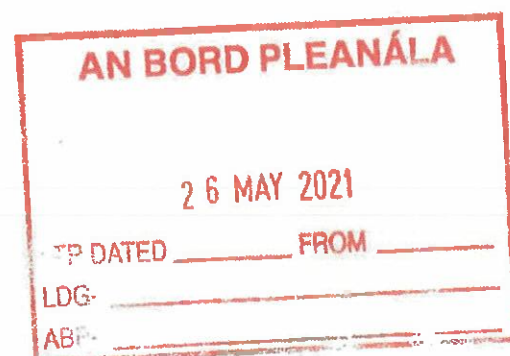
I refer to your email of the 9<sup>th</sup> March, 2021 in the above. I can confirm that pursuant to Section 5 of the Planning and Development Act, 2000, Sligo County Council has decided that the proposed works described in a submission received on the 9<sup>th</sup> December, 2020 from Dominic and Stephanie Galwey of 14, The Drive, Ocean Links, Strandhill, Co. Sligo constitute exempted development.

Therefore, further enforcement action is not warranted at this time.

Regards

**Suzanne Siberry**  
**Senior Staff Officer**  
Sligo County Council  
Enforcement Section, City Hall, Quay Street, Sligo F91 PP44

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Sligo County Council  
Comhairle Chontae Shligigh

**Sligo.**

Leonora Mc Conville  
Executive Planner  
Sligo County Council

PH 071 9114481



**SLIGO**  
COUNTY COUNCIL  
Comhairle Chontae Shligigh



**Sligo.**



Fw: Extension at Ocean Links, Strandhill, Co. Sligo

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David Kenny

Tue 23/03/2021 13:02

To: enforcement@sligococo.ie <enforcement@sligococo.ie>

Hi

As Suzanne is on leave it asked me to send this query to enforcement section.

Thabks  
David

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From: David Kenny

Sent: Monday 22 March 2021 23:36

To: Suzanne Siberry <ssiberry@sligococo.ie>

Subject: Re: Extension at Ocean Links, Strandhill, Co. Sligo

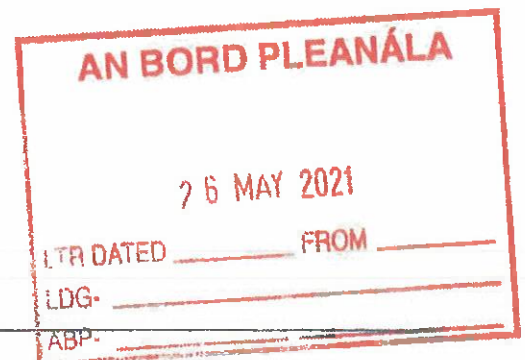
Suzanne,

I note that I spoke to Mark Cummins and he was interested in exploring the possibility of the height of the extension when I discussed it with him two weeks ago. Mark was in agreement that if the flat roof extension was inline of the highest point lean to roof currently that it was higher than a single storey extension with the height of it been in the region of 4m. This conversation happened before he realised that Leonora McConville was happy that the extension constituted an exempted extension.

I have since done quite a bit of research and South Dublin coco have issued an extensive document on exempted extensions. They note that once the extension goes above the single storey which Mark agreed it has then there needs to be 2 meters between the extension and the boundary wall. I have measured from our boundary fence to our neighbours and there is not more than 5.6 feet between us which is a good bit less than 2m (6.6ft). In my opinion, this means that the extension cannot qualify for an exempted extension due to its proximity to our boundary fence/wall. From this first day this has been my major concern given the fact that a 4m high flat roof extension will clearly inhibit our light into the garden. The extension is also coming out 14 foot from the existing building and I also have to question does this leave enough space from it to the boundary wall with its adjoining neighbours in atlatic view.

With the information now brought to light I think Leonora will need to revisit her decision due to the new information. Can you please ask Leonora, Mark or Steven Ward to give me a call on this as soon as possible as it is clearly an issue I would like to discuss and sort out.

Kind regards,  
David



**From:** Suzanne Siberry <ssiberry@sligococo.ie>  
**Sent:** Thursday 18 March 2021 09:25  
**To:** David Kenny <[REDACTED]>  
**Subject:** Extension at Ocean Links, Strandhill, Co. Sligo

David

I refer to your email of the 9<sup>th</sup> March, 2021 in the above. I can confirm that pursuant to Section 5 of the Planning and Development Act, 2000, Sligo County Council has decided that the proposed works described in a submission received on the 9<sup>th</sup> December, 2020 from Dominic and Stephanie Galwey of 14, The Drive, Ocean Links, Strandhill, Co. Sligo constitute exempted development.

Therefore, further enforcement action is not warranted at this time.

Regards

**Suzanne Siberry**  
**Senior Staff Officer**  
Sligo County Council  
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<b>AN BORD PLEANÁLA</b>	
26 MAY 2021	
LTR DATED _____	FROM _____
LDG- _____	
ABP- _____	

Re: Extension

David Kenny [REDACTED]

Tue 09/03/2021 17:57

To: [REDACTED]

Hi Suzanne,

I know we spoke about this matter last July but I spoke with solicitor who acted on our purchase of our property in Ocean links and he was of the opinion that it was in contravention of planning and it would cast a shadow into our garden and would affect our light.

The extension is seemingly 25sqm but to me this is if it is a single storey extension.

the extension proposed is higher than a single storey in my opinion and my solicitor has said that he believes what i have described needs to require planning permission and at that point we would be allowed to object.

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From: Suzanne Siberry <ssiberry@sligococo.ie>

Sent: Tuesday 28 July 2020 13:59

To: David Kenny [REDACTED]

Subject: RE: Extension

David

Schedule 2 of Part 1 of the Planning and Development Regulations 2001 sets out the classes of development which constitute exempted development. With regard to extensions to dwellinghouses, the following limitations are applicable to the height of any such extensions:-

- The highest point to which the wall of an exempt extension can be built is eaves level,
- If the proposed extension has a flat roof, it must not exceed the eaves or parapet level,
- If the proposed extension has a pitched roof, it must not exceed the ridge of the existing pitched roof.

Regards

**Suzanne Siberry**  
**Senior Staff Officer**

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**From:** David Kenny [mailto:dkenny@sligo.gov.ie]  
**Sent:** Tuesday 28 July 2020 11:30  
**To:** Suzanne Siberry  
**Subject:** Re: Extension

Suzanne

They claim it is exempted.

I emailed Stephen ward and he has sent on details to me by email.

Can you confirm if there is any height restriction on a flat roof extension which will butt onto a 2 storey house?

The proposed extension will lead to a loss of light and is very imposing on the eye from our back garden.

Thanks  
David

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**From:** Suzanne Siberry <ssiberry@sligococo.ie>  
**Sent:** Tuesday 28 July 2020 11:12  
**To:** [redacted]  
**Subject:** Extension

David

I acknowledge your email dated the 26<sup>th</sup> July, 2020. In order to facilitate the matter to be further examined, please confirm the address of the property referred to and clarify whether the proposal has been or will be subject of a planning application or is your neighbor claiming that the proposed extension constitutes exempted development.

Regards

**Suzanne Siberry**  
**Senior Staff Officer**  
Sligo County Council  
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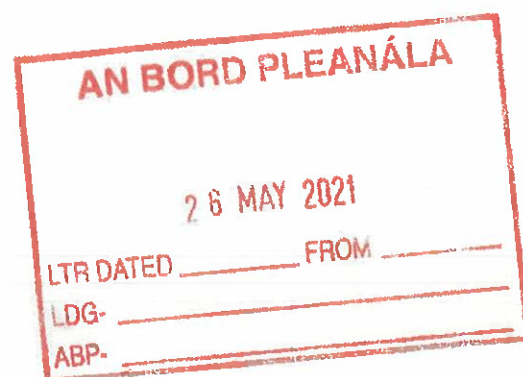
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Re neighbour building extension

David Kenny

Sun 26/07/2020 22:39

To: enforcement@sligococo.ie <enforcement@sligococo.ie>

Hi

I am not sure am I onto the right section of the council if think my wife spoke to stephen ward a few years ago.

My query is I live in ocean links in Strandhill and our next door neighbour is looking to build a 25 sqm extension. The extension is not in keeping with the area and is a very high flat roof extension. It is a two storey house and the flat roof extension is C. 3 inches below top room window lintel.

There is a small room on the back of the house and per plans it looks like this roof will be changed from a lean to roof to a flat roof to.

I feel this room is not in keeping with original lean to roof and will definitely affect the light within our garden.

If yiu can please advise it would be much appreciated.

Kind regards,  
David kenny

