

To: AO Planning
From: SEE Planning
Date: 06/06/2024

Re: Section 5 Reference EX1222 – Michael O' Leary, Scart, Castlecove

Proposed Works

Construct a single-storey extension to the side of house.

Location

Location and site description

The site is located in an elevated rural location off of the public local roadway L-11611, to the north of the National Secondary N70 roadway, approx. 2km to the east of Castlecove. The site slopes down southwards and consists of an existing vacant cottage and extensions.



Subject Site



Development in the vicinity of the site (Aerial photograph 2005)



Subject Site

Photographs of the site



Existing east facing front elevation.



Existing south facing side elevation.



Existing north facing side elevation.



Existing side (west facing) rear elevation.

Planning History

Pl Reg No: 23/60063

Proposed development: Permission to carry out partial demolition of existing dwelling and to construct an extension to existing dwelling including all associated site services

Outcome: Application deemed withdrawn as no response received to request for further information within 6 months.

Section 5 Referral EX1200

Renovate and extend existing vacant single-storey dwelling house comprising the following works:

- (1) Construct a single-storey extension to the house and
- (2) Construct new porch extension to front of house.

Outcome: Not exempt.

Assessment

Construct a single-storey extension to the side of the house, (floor area 39.96sqm).

Exemption is provided at Class 1, Part 1, Schedule 2 of the Planning and Development Regulations, 2001 (as amended) for the following:

'The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house'

subject to conditions and limitations in relation to the layout, floor area, height and window design of the extension.

In this case, the proposed extension is located to the southern side of the house and not to the rear. Therefore, the proposed extension would not fall for consideration under the exemption provided at Class 1 above.

Recommendation:

- (1) Construct a single-storey extension to the side of the house, (floor area 39.96sqm).**
- (a) The proposed development would constitute works that would come within the scope of Section 2(1) of the Planning and Development Act 2000 (as amended),
- (b) The said works would constitute development that comes within the scope of Section 3(1) of the said Act,
- (c) The nature and extent of the proposed works comprising the construction of a single-storey extension to the house would not fall for consideration under exemption at Class 1, Part 1, Schedule 2 of the Planning and Development Regulations, 2001 (as amended) as the proposed extension is located to the side of the house.

Therefore, the proposed works would constitute development which is not exempted development.



Michael Lynch SEE

06/06/2024