

Leitrim County Council



Declaration regarding Development/Exempted Development (Section 5 of Planning & Development Act 2000, as amended)

Leitrim County Council Reference Number: ED- 24-31

WHEREAS a question has arisen as to whether the refurbishment of the existing dwelling and the provision of an extension to the rear of the existing property, constitutes development which is exempted development.

AND WHEREAS the said question was referred to Leitrim County Council by Margaret Farrell on 27th of August 2024 in relation to a property/site at Oswin Cottage, Drumod More, Dromod, Co. Leitrim, N41 TP62.

AND WHEREAS Leitrim County Council, in considering this referral, had regard particularly to –

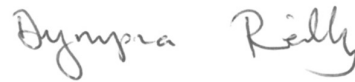
- (a) Section 3(1) and 4(1) of the Planning and Development Act, 2000 (as amended)
- (b) Article 6 (1) of the Planning and Development Regulations 2001 (as amended)
- (c) Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended)
- (d) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended)

AND WHEREAS Leitrim County Council has concluded that –

- a) The provision of an extension to the rear of the dwelling, of floor area not exceeding 40m² [when taken together with the floor area of the previous extension constructed pursuant to planning permission register reference P3165], constitutes development which is exempted development with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) applying in this instance, and;
- b) Section 4(1)(h) of the Planning and Development Act, 2000 (as amended) applies in this instance to the proposed refurbishment works which shall comprise of internal alterations and minor external alterations which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures.

NOW THEREFORE Leitrim County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the 2000 Act, as amended, hereby declares that:

The refurbishment of the existing dwelling and the provision of an extension to the rear of the existing property, constitutes development which is **exempted development**.



**Signed: Administrative Officer
Planning Department**

Dated this 19th September, 2024