

Roscommon County Council Planning Department

Planning & Development Regulations 2001, as amended.

Notification of Intention to avail of exemption under Part 1 of Schedule 2 Class 3A (S.I. No. 600 of 2001) Construction, erection or placing of a detached house in the rear garden of a principal house.

1. PROPERTY OWNERS NAME

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2. AGENT/NOTIFIER NAME IF APPLICABLE

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3. LOCATION OF THE PROPOSED DEVELOPMENT

Site Address: (including townland)	
Eircode:	

4. RELEVANT DATES

Date of Notifications	
Proposed date of commencement of work ¹	

Does the site and proposed development that is the subject of this notifications meet all requirements set out in the Planning and Development Regulations, 2001 (as amended) (S.I. 600 of 2001) Exempted Development - Roscommon County Council	(Yes or No)
Reason for intended use	

1. A minimum of 14 days' notice is required to be furnished to the Planning Authority prior to commencement of works.

5. Declaration

I/We confirm the following to be true in the provision of this Notification to the Planning Authority:

Relevant requirements	Please Tick
The proposed development will be completed before 31 st December 2030.	
The detached auxiliary dwelling will only be occupied in conjunction with the main dwelling house and will not be sold or subdivided separate to the principal dwelling.	
The works will be completed in line with the relevant Building Control Legislation such as Building Control Regulations (including Fire Safety) and Building Control Regulations.	
The detached auxiliary dwelling structure is not temporary in nature such as a caravan or mobile home.	
The height will not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case 3 metres.	
The total area of such structures constructed, erected or placed within the rear garden of the curtilage of a detached house will not be less than 32 square metres. Taken together with any such structures previously constructed, erected or placed under Class 3 within the said curtilage, will not exceed 45 square metres.	
Development has not been carried out on the proposed site under Class 1A (subdivision of the principal house).	
The construction, erection or placing within the curtilage of the principal house of any such structure will not reduce the total amount of private open space reserved exclusively for the use of the occupants of the house to less than 25 square metres.	
Independent pedestrian and/or wheelchair access to the detached house will be provided for within the curtilage of the principal house and no new vehicle or pedestrian access on to a road will be constructed under this exemption.	
There will be no separate connection to utilities, including water or wastewater utilities.	
In the case of non-piped waste water treatment, the structure will not encroach on any approved percolation area. On site waste water, treatment shall be of sufficient capacity to meet the additional loading and shall comply with the EPA Code of Practice for Domestic Waste Water Treatment Systems. There will be no additional waste water treatment units installed as part of this class.	

The structure will be a distance not less than 0.6 metres from any wall or party boundary.	
Any windows proposed in the structure will be at least 0.6metres from the boundary they face.	
The detached auxiliary dwelling will not be used for the purpose of short-term letting.	
The principal dwelling house is the sole or main residence of the property owner at the time the development is commenced.	

Advice Note:

Building Control Regulations apply to new buildings and to existing buildings which undergo an extension, a material alteration or a material change of use.

The Building Control Regulations require owners, builders and registered construction professionals to demonstrate through building control processes that the works or building concerned have been designed and constructed in compliance with the Building Regulations. The exempted development status granted under Class 3A of Planning and Development Regulations 2001, (as amended) does not exempt buildings from compliance with the Building Regulations 2001 (as amended) or the Building Control Regulations 1997 (as amended).

No development shall relate to matters in respect of which any of the restrictions under Article 9 would apply².

2. Planning & Development Regulations 2001 (as amended).

I hereby certify that the information given in this form is correct:

Signature of property owner(s): _____

Date: _____

Date: _____

Signature of Agent/Notifier: _____

Date: _____

Send Notification to:

Planning Department,
Roscommon County Council,
Áras an Chontae,
Roscommon,
Co. Roscommon,
F42 VR98.

Enquiries to:

Telephone: 090-6637100

Email: planning@roscommoncoco.ie

CONTACT DETAILS – Private & Confidential

6. PROPERTY OWNER DETAILS

Property Owner(s):		
Address:		
Eircode:		
Telephone No.:		
E-mail:		

7. AGENT/NOTIFIER DETAILS

Agent/Notifier:		
Address:		
Telephone No.:		
E-mail:		
Please advise where all correspondence in relation to this application is to be sent:		
Property Owner(s) () Agent/Notifier ()		