

ROSCOMMON COUNTY COUNCIL

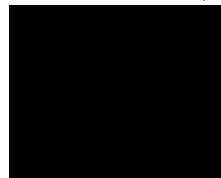
PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Christina Kozaily,



Reference Number: DED 649
Application Received: 22nd January 2024
Name of Applicants: Christina Kozaily
Agent: N/A

WHEREAS a question has arisen as to whether the construction of an extension to the rear of a dwelling house at Aghafin, Mountallen, Drumshambo, Co. Roscommon., is or is not development and is or is not exempted development:

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended.
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended.
- (c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended.
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended.
- (e) The planning history of the site.

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works are development.
- (b) The construction of an extension as described in this case is an exempted development.
- (c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2019 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development **to construct an extension to the rear of a dwelling house at Aghafin, Mountallen, Drumshambo, Co. Roscommon., is development that is exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:

Alan O'Connell,
Senior Executive Planner,
Planning.

Date: 25th July 2024

ADVICE NOTE

Any person issued with a Declaration under Section 5 of the Planning and Development Act, 2000 (as amended) may, on payment to An Bord Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000 (as amended)**

| | |
|---------------------------------|--|
| Reference Number: | DED 649 |
| Re: | Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the construction of a domestic extension to the rear of an existing property |
| Name of Applicant: | Christina Kozaily |
| Location of Development: | Aghafin, Drumshambo, Co. Roscommon |

WHEREAS a question has arisen as to whether the following works; the construction of an extension to the rear of a dwelling house at the above address is **or is not development and is or is not exempted development.**

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001(Exempt Development – General), as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site

Site Location & Development Description

The subject site is located in Aghafin, Drumshambo, in north County Roscommon. The property is accessed via a long private road off the R285. The subject site contains a two storey detached dwelling house with adjoining garage to the side. There are additional outbuildings also on site.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Archaeological and Cultural Heritage

No RMP recorded in the likely zone of influence of the proposed development. No Protected structures or structures listed in the National Inventory of Architectural Heritage the likely zone of influence of the proposed development.

Appropriate Assessment

The closest European site to the site of the proposed development is Kilronan Mountain Bog NHA (Site Code 000617) which is located circa 2.1m to the west.

Having regard to the separation distance between the site and the closest Natura 2000 site and the nature of the proposal, there is no real likelihood of significant effects on the conservation objectives of these or other European sites arising from the proposed development. The need for further Appropriate Assessment, therefore, be excluded.

Planning History

23/210 – The current applicant applied for Permission to: (A) Convert garage and reconstruct garage roof; (B) Replace garage door with window; (C) Construct single storey side extension and (D) Construct new home office/studio workshop, C/W all other site works. The application was subsequently withdrawn.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. -(1)

In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) of the Act defines certain types of development as being ‘exempted development’.

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies;

Development to which article 6 relates shall not be exempted development for the purposes of the Act

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

Class 1 of Part 1 of Schedule 2: Exempted development - General

| Description of Development | Conditions and Limitations |
|--|--|
| <p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p>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.</p> | <ol style="list-style-type: none"> 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres. 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres. 3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary. 4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house. (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house. (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling. 5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres. 6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. 388 (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces. 7. The roof of any extension shall not be used as a balcony or roof garden. |

Assessment:

The proposed erection of an extension at rear of dwelling house, it is stated as having floor space of 40m². Existing house has previous extensions built prior to 1963 which was outlined in the application following a further information request. For the purpose of this application the previous extensions are considered as the original dwelling.

With regard to the compliance with the conditions and limitations of Class 1 of Part 1 of Schedule 2 (Exempted development - General) the following assessment sets out how these apply to the current proposal:

1. a. Proposed work is stated as 40m².
b. House is detached, therefore N/A.
c. Proposed work is only on ground floor level.
2. House has not had a previous extension therefore N/A.
3. Proposed work is only on ground floor level.
4. a. Rear wall does not exceed this height.
b. Rear wall does not exceed this height.
c. Roof height of extension is not higher than the existing house.
5. Extension does not reduce the open space to less than 25m²
6. a. Window is greater than 1m from the boundary it faces.
b. Proposed work is only on ground floor level.
c. Proposed work is only on ground floor level.
7. Roof is not flat and therefore can not be used as such.

Having reviewed the proposed works in the context of the Conditions and Limitations associated with Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, for the erection of a domestic extension at rear of dwelling house as described in this case is considered to be exempted development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, it is considered that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for EIA or AA does not apply with respect to the current referral case.

I am satisfied that an Environmental Impact Assessment Report or Natura Impact Statement are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where a NIS is required.

Recommendation

WHEREAS a question has arisen as to whether the construction of an extension to the rear of a dwelling house in Aghafin, Drumshambo, County Roscommon. is or is not development and is or is not exempted development.

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended
- (e) The planning history of the site

AND WHEREAS I have concluded that

- a) The works are development.
- b) The construction of an extension as described in this case is an exempted development.
- c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

and I recommend that a declaration to that effect should be issued to the applicant.

Signed: 

Date: 24th July 2024

Civil Technician



Signed:

Date: 24th July 2024

Senior Executive Planner

Sharon Kelly

From: Christina Kozaily [REDACTED]
Sent: Thursday 20 June 2024 19:32
To: Planning Department
Subject: Requested Clarification for DED 649 - Planning Exemption Certificate Chris Kozaily



Hello, I am deeply sorry for the late reply to your request for clarification on the request for an exemption certificate. [REDACTED]

I see you have asked for clarification on the rear of the property. Using the floor plans below as reference, the original cottage was constructed of stone and lime in the early 1800's and comprised of only the "Kitchen" and "Lounge". The rear was extended as shown as "Dining" also with stone and lime construction and it's my belief this was done sometime in the late 1800's. Therefore the rear extension should be classed as part of the original dwelling not an extension for these purposes.

The side extension I have labeled as "Garage" is constructed from concrete blocks between 1940 and 1950. Therefore part of the original dwelling, not an extension for these purposes.

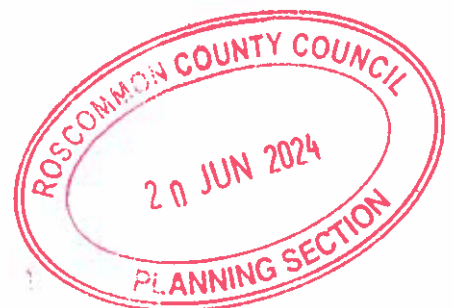
(This room has some damage to the walls and window so it's currently used for storage, and an office space. But my understanding is that it should classify as a habitable room and therefore I should be able to use it as a bedroom in the future if needed without it counting towards my 40sqm extension allowance. As well it should not be included as part of our 25sqm garage/shed exemptions.)

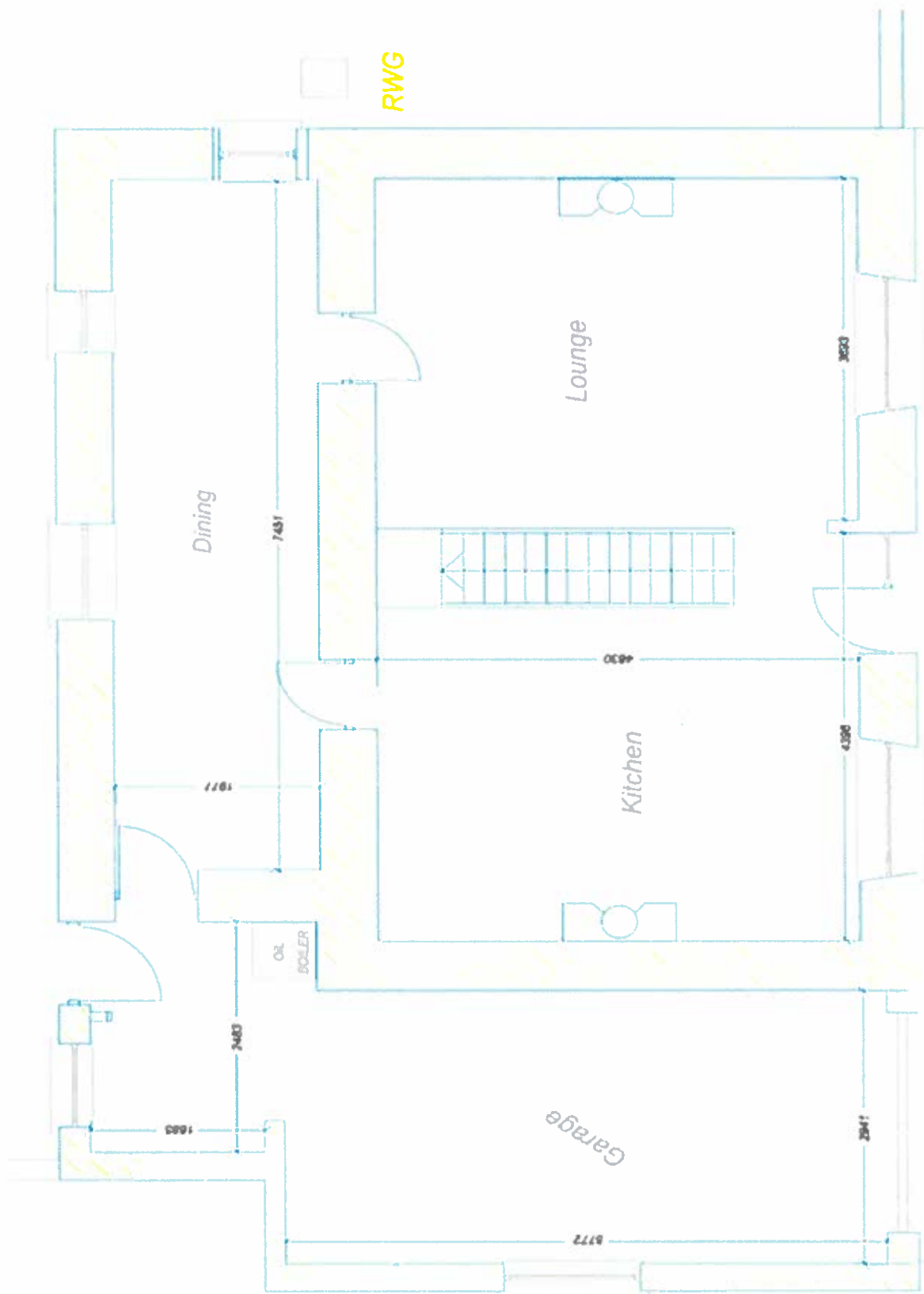


Many thanks,
Chris Kozaily

On Sun, 21 Jan 2024 at 22:13, Christina Kozaily [REDACTED] wrote:
Hello,
Please see attached for my application for a Certificate of Exemption for a rear extension.

Many thanks,
Chris Kozaily
[REDACTED]







Comhairle Contae
Ros Comáin
Roscommon
County Council



Christina Kizaily,



Date: 16th February 2024
Ref: DED 649

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: WHEREAS a question has arisen as to whether the construction of an extension to the rear of a dwelling house at, Aghafin, Mountallen, Drumshambo, Co. Roscommon. is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 22nd January 2024 and in order for the Planning Authority to determine as to whether the construction of an extension to the rear of a dwelling house at Aghafin, Mountallen, Drumshambo, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. When viewed from the rear, the property appears as if it has previously been extended in this direction. Please clarify if the dwelling has been extended previously. Please clarify when the adjoining garage was constructed and whether this remains in use as a domestic garage.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 649**.

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Alan O'Connell
Senior Executive Planner,
Planning.

**Planner's Report on application under
Section 5 of the Planning and Development Act 2000 (as amended)**

| | |
|---------------------------------|--|
| Reference Number: | DED 649 |
| Re: | Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development for the construction of a domestic extension to the rear of an existing property |
| Name of Applicant: | Christina Kozaily |
| Location of Development: | Aghafin, Drumshambo, Co. Roscommon |

WHEREAS a question has arisen as to whether the following works; the construction of an extension to the rear of a dwelling house at the above address **is or is not development and is or is not exempted development.**

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001(Exempt Development – General), as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Acts 2000 as amended.
- (e) The planning history of the site

Site Location & Development Description

The subject site is located in Aghafin, Drumshambo, in north County Roscommon. The property is accessed via a long private road off the R285. The subject site contains a two storey detached dwelling house with adjoining garage to the side. There are additional outbuildings also on site.

There are no European designated sites in, adjoining or in close proximity to the subject site. There is no known heritage related sites/structures in very close proximity to the subject site, as per the Roscommon County Council GIS.

Question arising: Whether a proposed rear ,uhuhmn extension is or is not development and is or is not exempted development.

Planning History

23/210 – The current applicant applied for Permission to: (A) Convert garage and reconstruct garage roof; (B) Replace garage door with window; (C) Construct single storey side extension and (D) Construct new home office/studio workshop, C/W all other site works. The application was subsequently withdrawn.

Relevant statutory provisions

Planning and Development Acts 2000 (as amended)

Section 2. -(1)

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3. -(1)

In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) of the Act defines certain types of development as being ‘exempted development’.

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Planning and Development Regulations, 2001 as amended

Article 6 (1)

Subject to article 9, development of a class specified in column 1 of Part 3 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 3 opposite the mention of that class in the said column 1.

Article 9 (1) applies;

Development to which article 6 relates shall not be exempted development for the purposes of the Act

viiB) comprise development in relation to which a planning authority or an Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

Class 1 of Part 1 of Schedule 2: Exempted development - General

| Description of Development | Conditions and Limitations |
|---|---|
| <i>Development within the curtilage of a house</i> CLASS 1 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. | 1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres. 2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres. (b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres. (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres. |

| | |
|--|--|
| | <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p> <p>4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house. (b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house. (c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.</p> <p>5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.</p> <p>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces. (b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces. 388 (c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p> |
|--|--|

The question to be determined in this Section 5 referral is whether the development of an extension to a dwelling house comprising 30sqm at Roosky Co. Roscommon is or is not development and is or is not exempted development. Having considered the definition of both “works” and “development” outlined above, I would deem that the proposed development constitutes works and is therefore development.

With Regard to Article 9 (1)(a)(viiB)) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, which I consider adequate, that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for EIAR or AA does not apply with respect to the current referral case.

Initial Planning Assessment:

A 40m² extension is proposed to the rear of the dwelling house. It appears from a site visit undertaken, and from the details submitted, that the property may have been extended to the rear previously. This will need to be determined via a further information request in order to ascertain whether or not the proposed development falls within the exempt development provisions as outlined above.

Recommendation:

Please request the following further information:

1. When viewed from the rear, the property appears as if it has previously been extended in this direction. Please clarify if the dwelling has been extended previously. Please clarify when the adjoining garage was constructed and whether this remains in use as a domestic garage.

Signed _____
Executive Planner

Date: 15th February 2024

Sharon Kelly

From: Christina Kozaily [REDACTED]
Sent: Sunday 21 January 2024 22:14
To: Planning Department
Subject: Planning Exemption Certificate Application (Section 5)- Chris Kozaily
Attachments: Cover Letter.pdf; Declaration Under Section 5 Application Form Completed.pdf; Plans.zip; Site Maps.zip

Hello,

Please see attached for my application for a Certificate of Exemption for a rear extension.

Many thanks,
Chris Kozaily
[REDACTED]





Comhairle Contae
Ros Comáin
Roscommon
County Council

Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the

Planning & Development Act 2000 (as amended), regarding Exempted Development

| | |
|---|---|
| Name of Applicant(s) | Christina Kozaily |
| Name of Agent | Christina Kozaily |
| Nature of Proposed Works | Extension to the rear of the property |
| Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No. | Aghafin, Drumshanbo, N41XC42 50321512_1 Co-Ordinates 594340, 812988 Map sheets 1469,1536 |
| Floor Area: a) Existing Structure b) Proposed Structure | a) 135.93sqm b) 40sqm |
| Height above ground level: | 3metres |
| Total area of private open space remaining after completion of this development | >1acre Home is on 5 acres , approximately 2.5acres are to the rear of home |
| Roofing Material (Slates, Tiles, other) (Specify) | Slate/ Slate Effect |



Roscommon County Council

Application for a Declaration under Section 5 of the

| | |
|--|--|
| Proposed external walling (plaster, stonework, brick or other finish, giving colour) | White, render over block |
| Is proposed works located at front/rear/side of existing house. | Rear |
| Has an application been made previously for this site | Yes (but is being/ has been withdrawn) |
| If yes give ref. number (include full details of existing extension, if any) | 23210 Applied for extension to the side of the home |
| Existing use of land or structure | N/A not applying for change of use Entire property is mixed use eg. Dwelling, agricultural, blacksmith + carpentry workshop |
| Proposed use of land or structure | N/A not applying for change of use |
| Distance of proposed building line from edge of roadway | N/A, extension to rear. No change to existing building line. approximately 180m |
| Does the proposed development involve the provision of a piped water supply | Uses existing |
| Does the proposed development involve the provision of sanitary facilities | Uses existing |

Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature: _____

Date: _____

January 18th 2024

Note: This application must be accompanied by: -

- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed



Chris Kozaily



January 20th 2024

Planning Department

Roscommon County Council
Aras an Chontae,
Roscommon Town
Co Roscommon

Dear Sir/Madam,

Pursuant to Section 5 of the Planning and Development Act 2000 I am applying for a certificate of exemption for my rear extension. I am applying as I am currently renovating my 1800's cottage and have been approved for the Vacant Homes Renovation Grant which requires a certificate of exemption when claiming for costs associated with the extension.

The extension will be at ground level to the rear of the home. It will not exceed 40sqm in floor area. There will be no windows within 1m of the boundary it faces. The roof will not be higher than the highest part of the existing roof or eaves. The roofing material will be slate effect or a slate coloured material, to keep in line with the character of the home. The finish will match and complement the existing cottage.

There have been no past planning applications for this home, but I previously applied for planning last year to build an extension on the side of the house. This has been/is being withdrawn and the time of writing as I have since decided to instead build to the rear.

I have attached my plan specifications in my email along with this letter, the completed application form and site location maps at both 1:500 and 1:2500 scale. I currently await a DED reference number, and upon its receipt I will immediately be sending the €80 fee via bank transfer.

Many thanks,

Chris Kozaily

Planning Pack Map

CENTRE COORDINATES:
ITM 594253.813093

HED: 123
ORDER NO.: 50327674_1

ERIES: 1469
MAP SHEETS: 1536

COMPILED AND PUBLISHED BY:
National Mapping Division of
Taithe Eircann,
Phoenix Park,
Dublin 8,
Ireland.
D08F8E4

www.taithe.ie

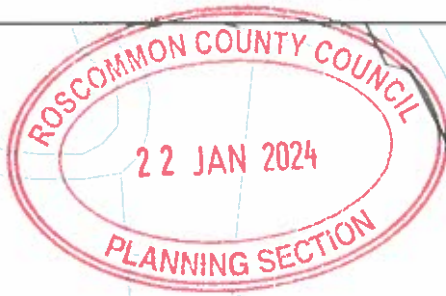
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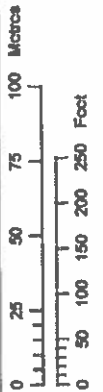
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CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.osi.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.osi.ie and search for
'Large Scale Legend'

OUTPUT SCALE: 1:2,500



812878

593961

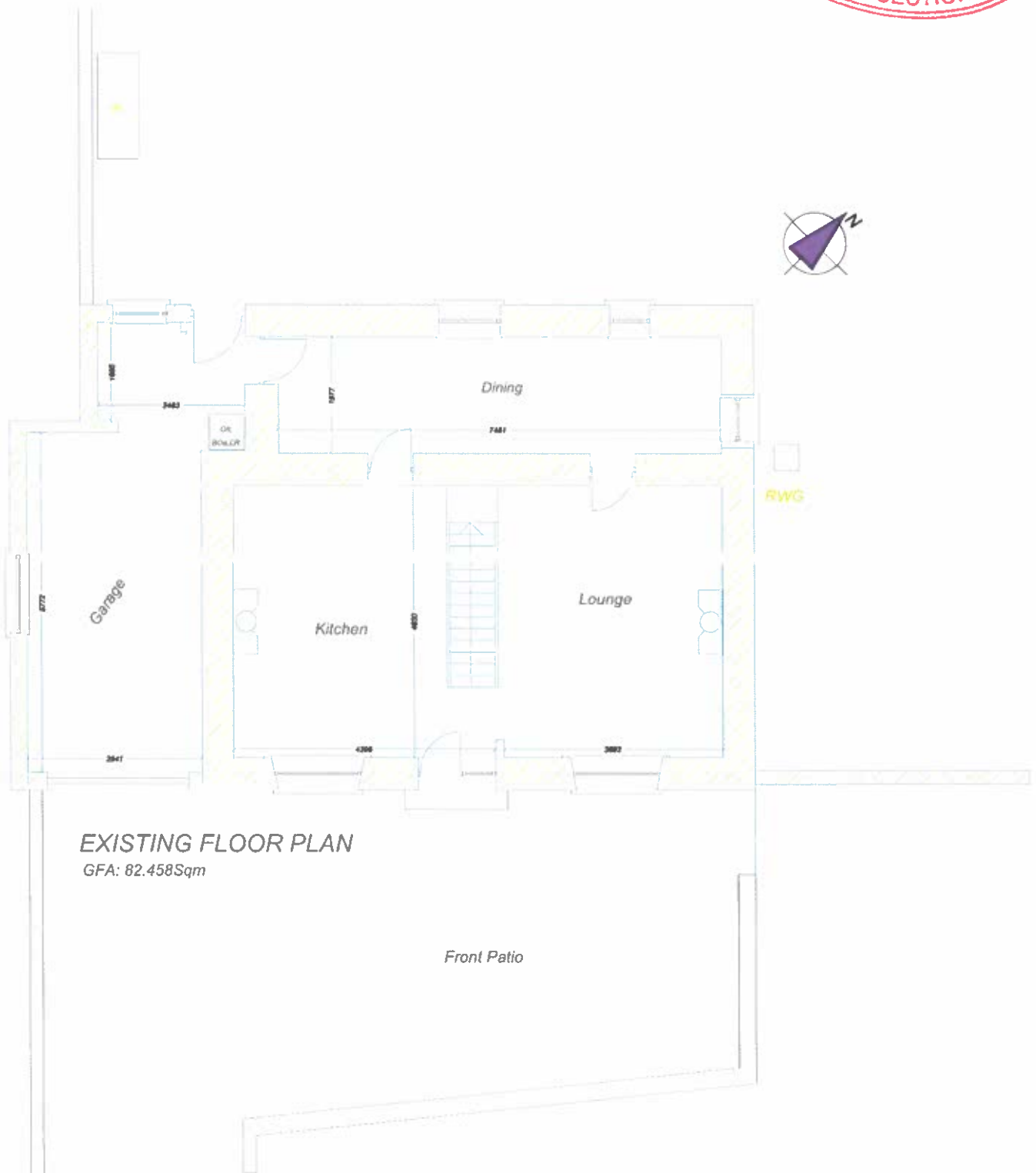
812878

594544



Site outlined in RED
Ownership outlined in BLUE
Site Area: 2.060Ha/5.080ac

SCALE 1:500



EXISTING FLOOR PLAN
GFA: 82.458Sqm

Front Patio



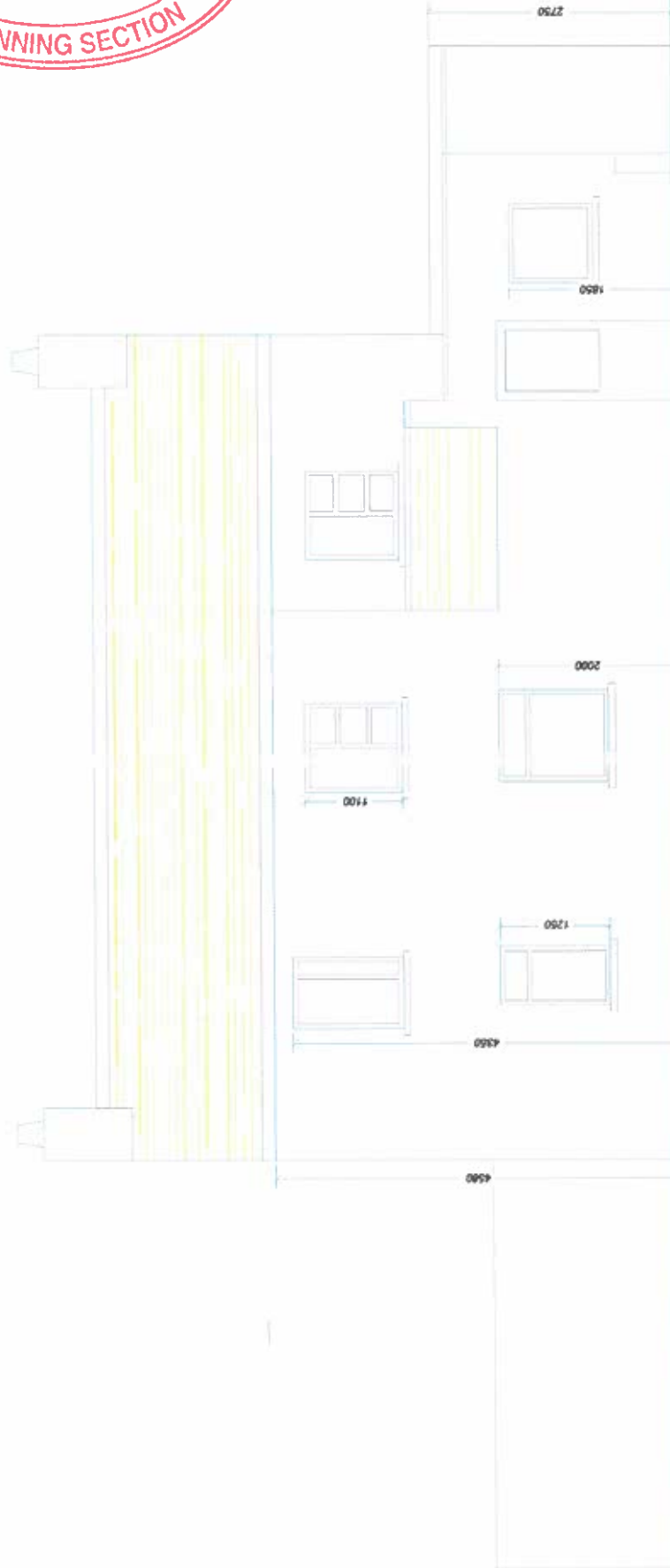
EXISTING FLOOR PLAN
GFA: 82.458Sqm

The floor plan shows a house with the following rooms and features:

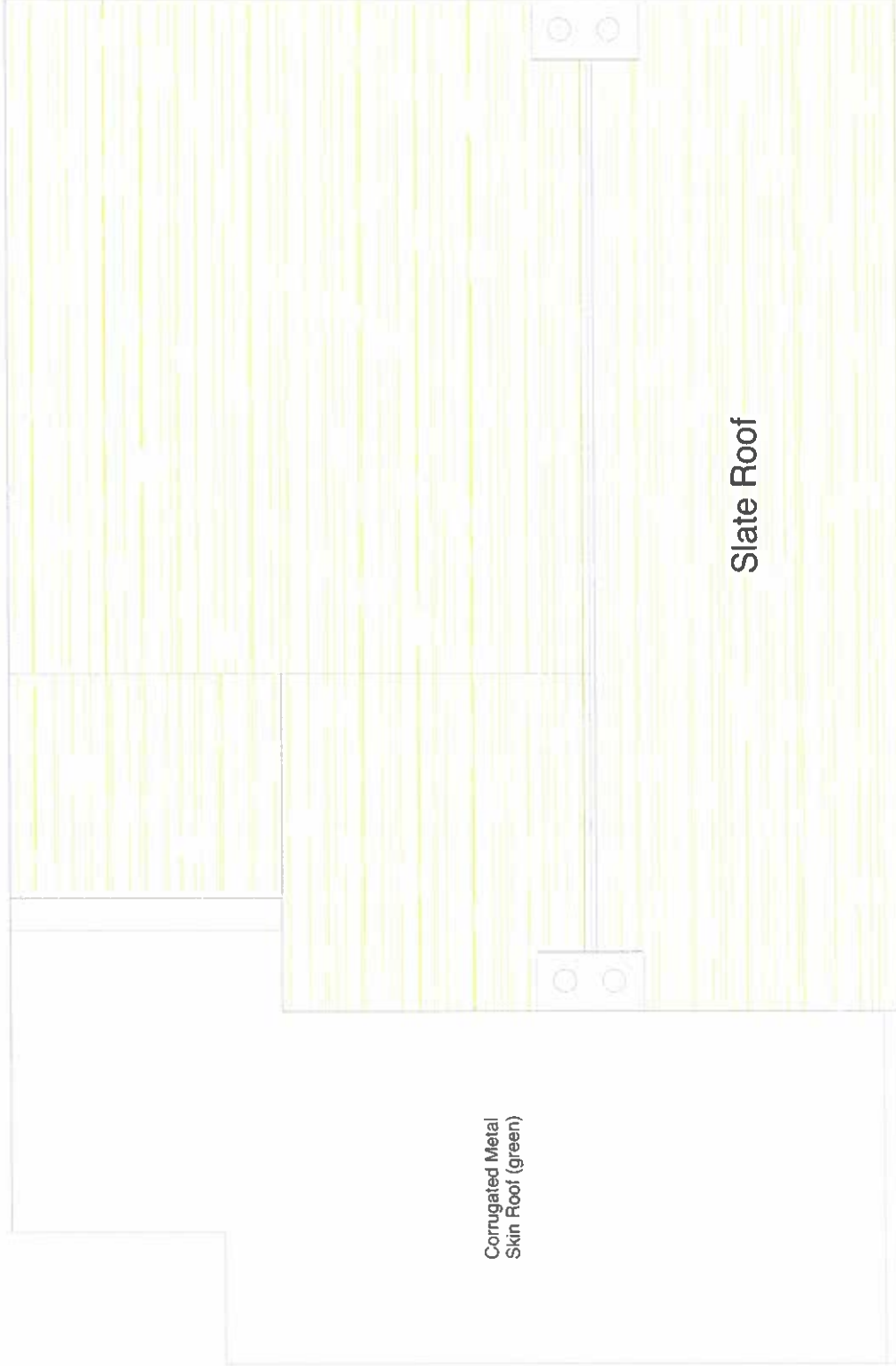
- Garage:** Located on the left side, with a width of 8772.
- Dining:** Located at the top, with a width of 7481.
- Kitchen:** Located in the center-left, with a width of 4306.
- Lounge:** Located in the center-right, with a width of 3887.
- Front Patio:** Located at the bottom.
- Oil Boiler:** Located near the Garage and Kitchen.
- RWG:** Located on the right side.
- Dimensions:** Various dimensions are marked, including 1683, 3480, 1977, 2941, and 4306.
- North Arrow:** Located in the top right corner, pointing towards the top right.
- Planning Section:** A red stamp in the top right corner.



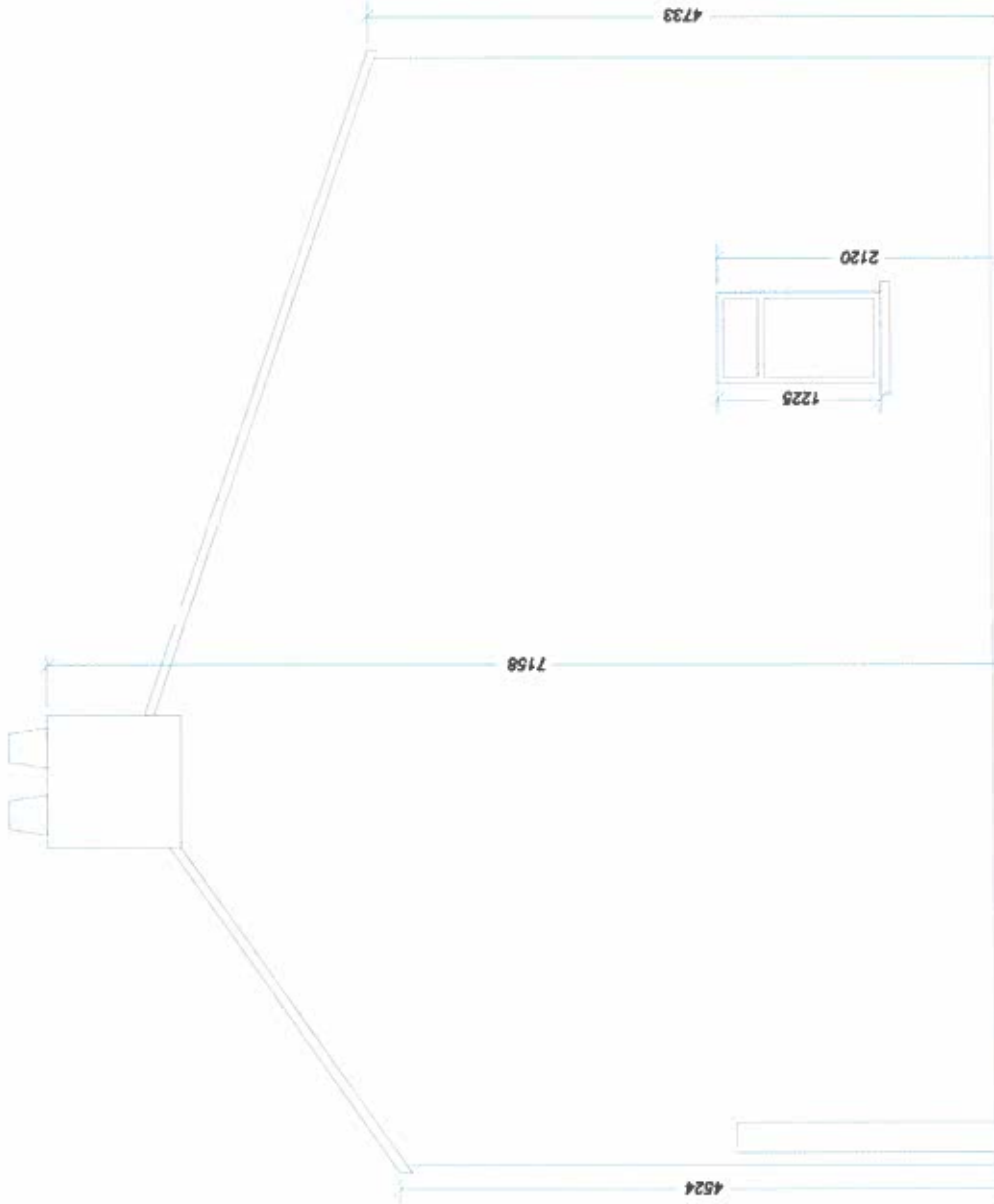
EXISTING FRONT ELEVATION



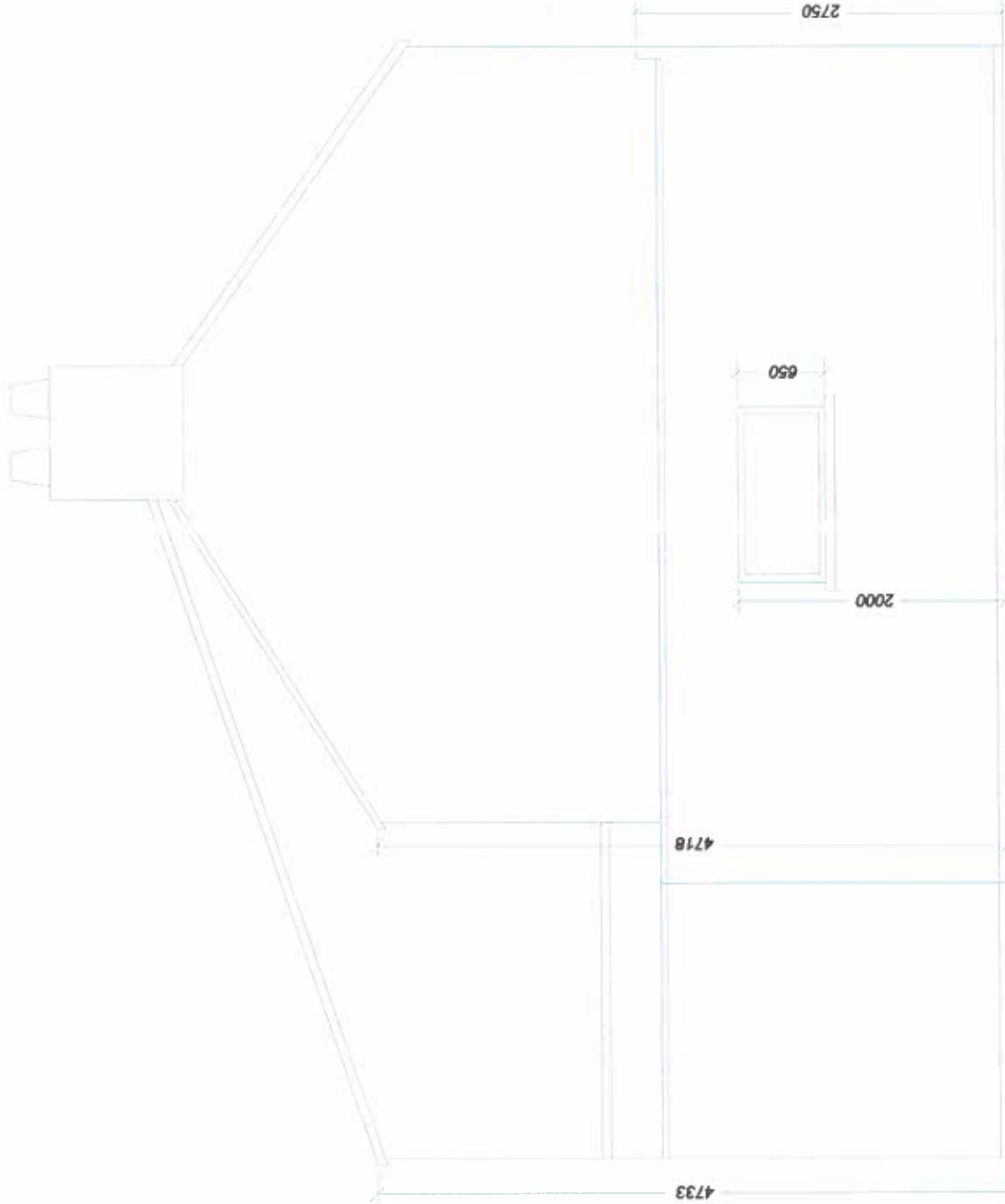
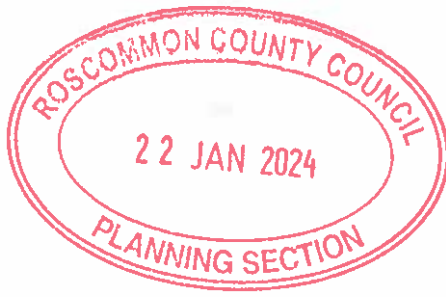
EXISTING REAR ELEVATION



EXISTING ROOF



EXISTING SIDE ELEVATION A

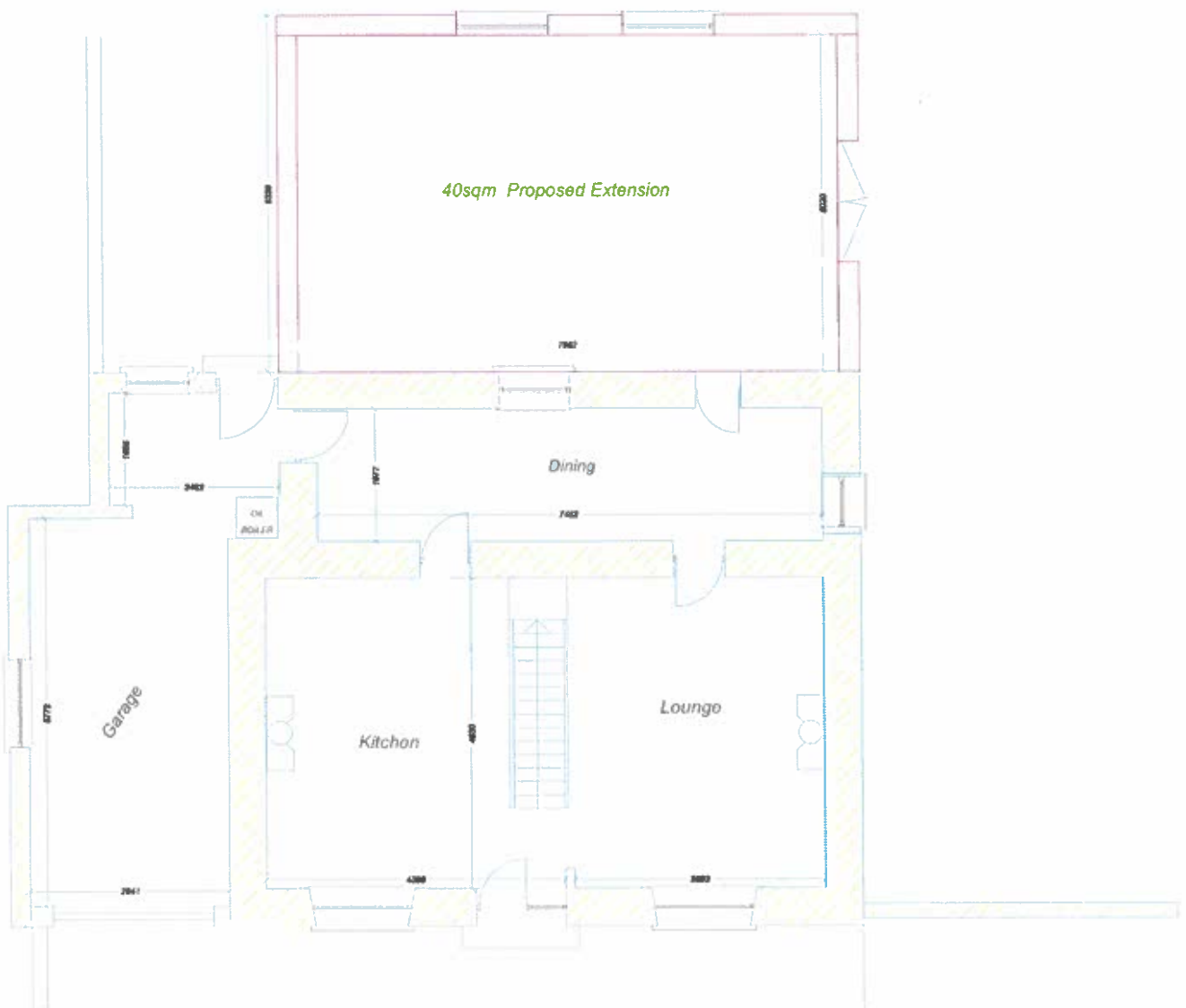


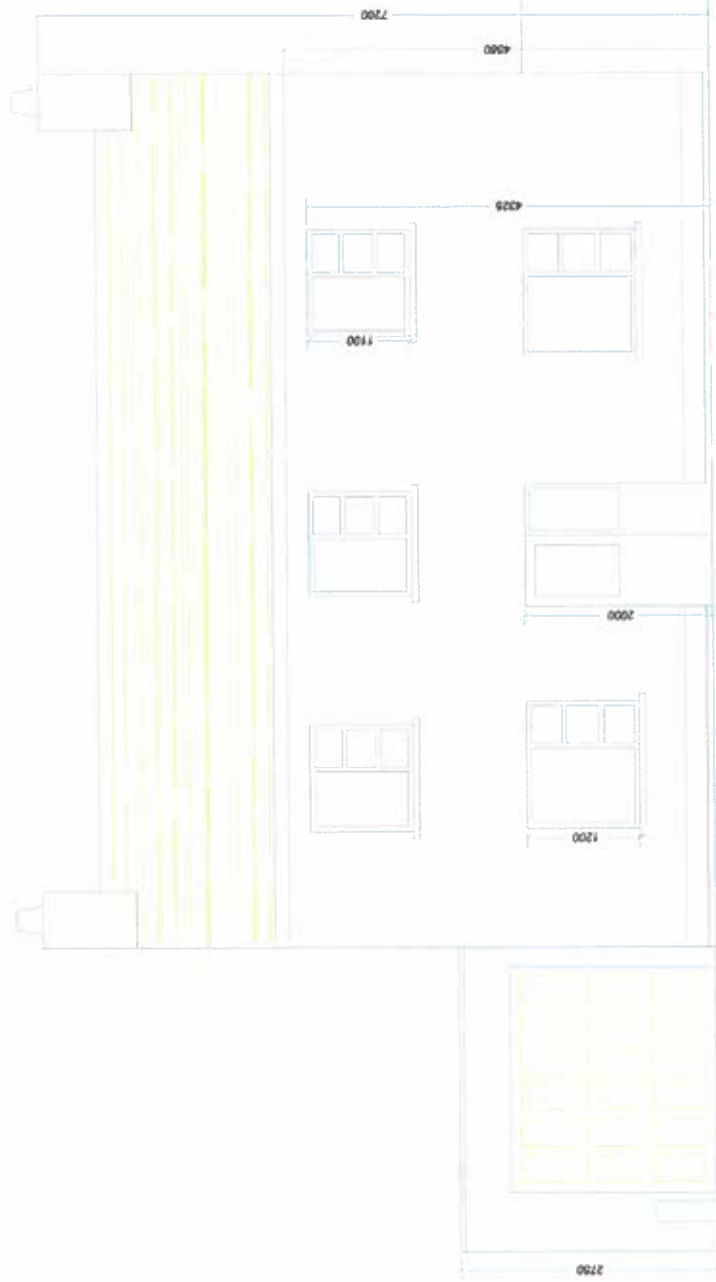
EXISTING SIDE ELEVATION B



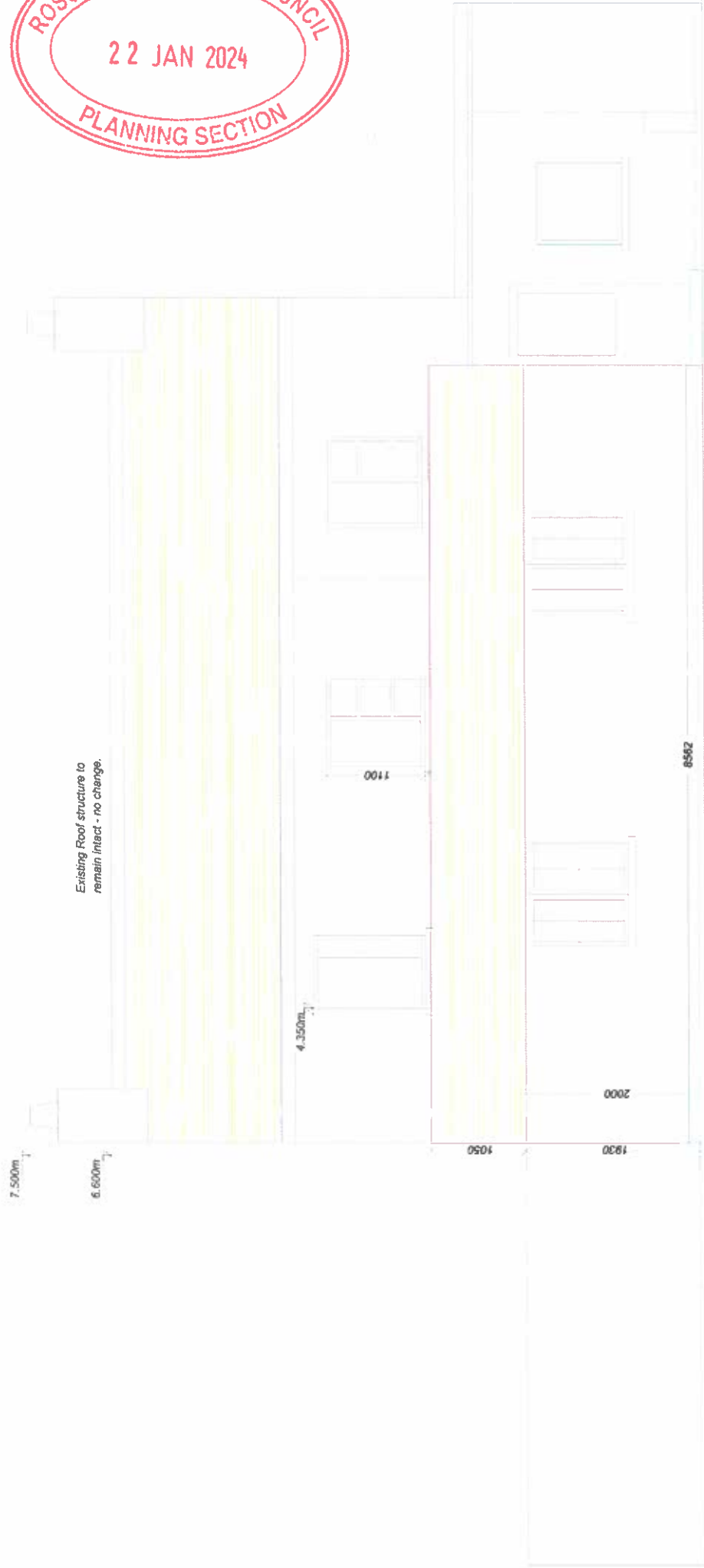
Scope of Planning
Exemption works

PROPOSED FLOOR PLAN



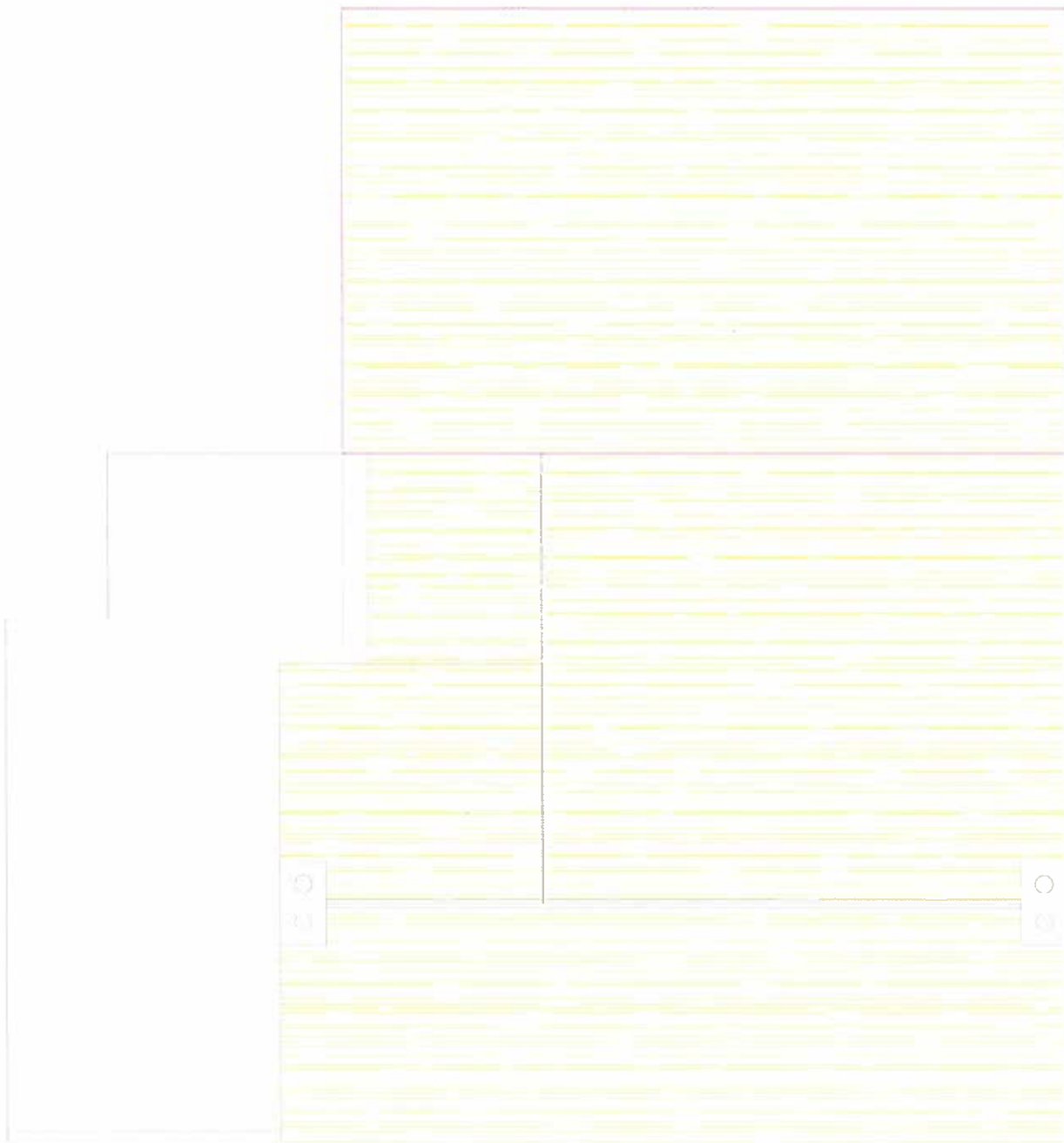


PROPOSED FRONT ELEVATION



Scope of Planning
Exemption works

PROPOSED REAR ELEVATION



PROPOSED ROOF

 Scope of Planning
Exemption works



PROPOSED SIDE ELEVATION A



2750

650

2000

PROPOSED SIDE ELEVATION B

Scope of Planning
Exemption works



Scope of Planning
Exemption works

PROPOSED SITE PLAN

