

**ROSCOMMON COUNTY COUNCIL**

**PLANNING AND DEVELOPMENT ACT 2000 (as amended)**

**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

**CHIEF EXECUTIVE'S ORDER**

Order No:                     P4260/26                    

Reference Number:                 DED 992

Name of Applicant:                 Adam Keeley

Agent:                                 N/A

**WHEREAS** a question has arisen as to whether the following works; 1)the construction of a single-storey rear extension (39.95m<sup>2</sup>); 2)detached garden office (24.85m<sup>2</sup>); 3)structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m) at Toberconor, Mount Talbot, 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 and Class 3 Part 1 Schedule 2 Article 6 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 Acts 2000 as amended.

**AND WHEREAS** Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) 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.
- (c) The proposed development for the following works; 1) the construction of a single storey rear extension (39.95m<sup>2</sup>); 2) detached garden office (24.85m<sup>2</sup>); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m), has been assessed under Class 1 and Class 3 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and does not exceed the conditions and limitations and therefore, is deemed an exempted development.

**NOW THEREFORE:**

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 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 for the following works; 1) the construction of a single storey rear extension (39.95m<sup>2</sup>); 2) detached garden office, provided the subject structure is not used for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the house as such (24.85m<sup>2</sup>); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m) at Toberconor, Mount Talbot, 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:

Signed:   
Alan O'Connell,  
Senior Executive Planner,  
Planning.

Date: 03 March, 2026

**ROSCOMMON COUNTY COUNCIL**  
**PLANNING AND DEVELOPMENT ACT, 2000 (as amended)**  
**SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**  
**NOTIFICATION OF DETERMINATION**

**REGISTERED POST**

Adam Keeley,



Reference Number: DED 992  
Application Received: 23<sup>rd</sup> January, 2026  
Name of Applicant: Adam Keeley  
Agent: N/A

WHEREAS a question has arisen as to whether the following works; 1)the construction of a single-storey rear extension (39.95m<sup>2</sup>); 2)detached garden office (24.85m<sup>2</sup>); 3)structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m) at Toberconor, Mount Talbot, 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 and Class 3 Part 1 Schedule 2 Article 6 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 Acts 2000 as amended.

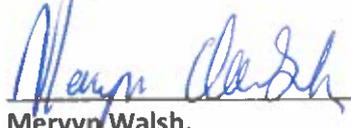
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) 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.
- (c) The proposed development for the following works; 1) the construction of a single storey rear extension (39.95m<sup>2</sup>); 2) detached garden office (24.85m<sup>2</sup>); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m), has been assessed under Class 1 and Class 3 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and does not exceed the conditions and limitations and therefore, is deemed an exempted development.

**NOW THEREFORE:**

By virtue of the powers vested in me by the Local Government Acts 1925 – 2024 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 for the following works; 1) the construction of a single storey rear extension (39.95m<sup>2</sup>); 2) detached garden office, provided the subject structure is not used for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the house as such (24.85m<sup>2</sup>); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m) at Toberconor, Mount Talbot, 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:



Mervyn Walsh,  
Administrative Officer,  
Planning.

Date: 3<sup>rd</sup> March, 2026

**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 Coimisiún Pleanála of the prescribed fee, refer a Declaration for review within 4 weeks of the date of the issuing of the Declaration.

**ADVICE NOTE**

This Declaration is based on the relevant Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) at the date of issue. In the event that the Planning and Development Act 2000 (as amended) or the Planning and Development Regulations 2001 (as amended) change prior to the works being carried out this Declaration may no longer apply.

## Carmel Curley

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**From:** Carmel Curley  
**Sent:** Tuesday 3 March 2026 16:23  
**To:** Adam Keeley  
**Subject:** DED 992 - Notification of Determination  
**Attachments:** DED 992 - Notification of Determination.pdf

A Chara,

Please find attached Notification of Determination for your Section 5 Declaration of Exempted Development Application – DED 992.

Mise le meas,

Carmel

**Carmel Curley, Staff Officer,**  
**Planning Department, Roscommon County Council,**  
**Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98**

☎: (090) 6637100

✉: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie) | 🌐 [www.roscommoncoco.ie](http://www.roscommoncoco.ie)

[MAP LOCATION](#)



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

<b>Reference Number:</b>	DED 992
<b>Re:</b>	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding Exempted Development as to whether the following works; 1) the construction of a single storey rear extension (39.95m <sup>2</sup> ); 2) detached garden office (24.85m <sup>2</sup> ); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m), is or is not development and is or is not exempted development.
<b>Name of Applicant:</b>	Adam Keeley
<b>Location of Development:</b>	Toberconor, Mount Talbot, Co. Roscommon.
<b>Site Visit:</b>	17 <sup>th</sup> February 2026

**WHEREAS a question has arisen as to whether the following works; 1) the construction of a single storey rear extension (39.95m<sup>2</sup>); 2) detached garden office (24.85m<sup>2</sup>); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m) 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 and Class 3 Part 1 Schedule 2 Article 6 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 Acts 2000 as amended.

**Site Location & Development Description**

The site consists of a derelict two-storey dwelling in the townland of Toberconor c. 3km northwest of Rahara and c. 6.8km northeast of Mount Talbot. The subject site is accessed via the L-76181 Local Tertiary Road. The proposed development consists of the following works; 1) the construction of a single storey rear extension (39.95m<sup>2</sup>); 2) detached garden office (24.85m<sup>2</sup>); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m).

**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 in the likely zone of influence of the proposed development.

### **Appropriate Assessment**

The closest European site to the proposed development is Lisduff Turlough SAC (Site Code 000609) located c. 3.5km northwest of the subject site.

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 can, therefore, be excluded.

### **Planning History**

As per Roscommon County Councils' Planning Registry, there is no recent planning history attached to this site.

### **Relevant statutory provisions**

#### **Planning and Development Acts 2000 (as amended)**

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##### **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’. Of potential relevance is section 4(1)(h) which provides as follows:

*development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or 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 neighboring structures;*

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.

Development Description	Conditions and Limitations
<p><b>CLASS 1</b></p> <p><i>Development within the curtilage of a house</i></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"><li>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.</li><li>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.</li></ol>

(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.

(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

**CLASS 3**

The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

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.

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.

2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.

3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.

4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.

5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.

## Environmental Considerations

With regard to Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended), it is reasonable to conclude, on the basis of the information available, 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 AA does not apply with respect to the current case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment 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 Article 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

## Assessment

In accordance with the Planning and Development Act, 2000, as amended Section 3. (1) development is defined as the following: "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". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

## Extent of Works

- The construction of a single storey rear extension (39.95m<sup>2</sup>);
- Construction of a detached garden office (24.85m<sup>2</sup>);
- Structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m.

## CLASS 1

With regard to the compliance with the conditions and limitations of Class 1 of Part 1 of Schedule 2 Article 6 (Exempted development - General) the following assessment sets out how these apply to the current proposed extension to the existing dwelling:

1. (a) House has no previous extension; proposed extension is 39.95sq.m.  
(b) Proposed extension is only on ground floor level.  
(c) Proposed extension is only on ground floor level.
2. House has no previous extension; therefore N/A.
3. Proposed extension 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 25sq.m.
- 6. (a) Windows are greater than 1m from the boundary it faces.  
(b) Proposed extension is only on ground floor level.  
(c) Proposed extension is only on ground floor level.
- 7. Not indicated that the extension roof will be used as a balcony or roof garden.

With regard to the compliance with the conditions and limitations of Class 3 of Part 1 of Schedule 2 Article 6 (Exempted development - General) the following assessment sets out how these apply to the current proposed garden office:

- 1. The proposed structure is located to the rear of the existing dwelling.
- 2. The proposed structure does not exceed 25m<sup>2</sup>. (24.85m<sup>2</sup>)
- 3. The proposed development shall not reduce the amount of private open space to less than 25m<sup>2</sup>. (1200m<sup>2</sup>)
- 4. External render and roof slates to match house.
- 5. The height of the proposed roof to the garden office is 4 metres.
- 6. The proposed structure is stated as being intended to be used for purposes incidental to the enjoyment of the house.

The proposed development including the construction of a single storey rear extension and construction of detached garden office have been assessed under Class 1 and Class 3 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and do not exceed the conditions and limitations attached to the individual classes. Therefore, the proposed construction of a single storey rear extension and construction of detached garden office is deemed an exempt development.

The structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m) have been assessed under the Section 4 (1)(h) of the Planning and Development Act, 2000, as amended, and in this instance falls within the provisions of this section and therefore, it is deemed an exempt development.

### **Recommendation**

**WHEREAS a question has arisen as to whether** the following works; 1) the construction of a single storey rear extension (39.95m<sup>2</sup>); 2) detached garden office (24.85m<sup>2</sup>); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m) as outlined above at Toberconor, Mount Talbot, Co. 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 and Class 3 Part 1 Schedule 2 Article 6 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 Acts 2000 as amended.

**AND WHEREAS I have concluded that**

- The works outlined above are development.
- 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.
- The proposed development for the following works; 1) the construction of a single storey rear extension (39.95m<sup>2</sup>); 2) detached garden office (24.85m<sup>2</sup>); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m, has been assessed under Class 1 and Class 3 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and does not exceed the conditions and limitations and therefore, is deemed an exempted development.

**AND WHEREAS** I have concluded that the said development for the following works; 1) the construction of a single storey rear extension (39.95m<sup>2</sup>); 2) detached garden office, provided the subject structure is not used for human habitation or for any other purpose other than a purpose incidental to the enjoyment of the house as such (24.85m<sup>2</sup>); 3) structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m) as outlined above at Toberconor, Mount Talbot, Co. Roscommon, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

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Signed:   
Graduate Planner

Date: 3<sup>rd</sup> March 2026

Signed:   
Senior Executive Planner

Date: 3<sup>rd</sup> March 2026











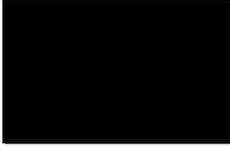




Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Adam Keeley,



Date: 29<sup>th</sup> January, 2026

Planning Reference: DED 992

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 following works; 1)the construction of a single-storey rear extension (39.95m2); 2)detached garden office (24.85m2); 3)structural repairs / modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m) at Toberconor, Mount Talbot, Co. Roscommon., is or is not development and is or is not exempted development.

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A Chara,

I wish to acknowledge receipt of your application which was received on the 23<sup>rd</sup> January, 2026, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00, Receipt No. **L01/0/238906** dated 27<sup>th</sup> January, 2026 receipt enclosed herewith.

**Note:** Please note your Planning Reference No. is **DED 992**.  
This should be quoted in all correspondence and telephone queries.

Mise le meas,

**Mervyn Walsh,**  
**Administrative Officer,**  
**Planning Department.**

Roscommon County Council  
Aras an Chontae  
Roscommon  
09066 37100

27/01/2026 14:58 12

Receipt No : L01/0/238906

ADAM KEELEY

EXEMPTED DEVELOPMENT

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PLANNING APPLICATION FEES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	
DED992	

Total : 80 00 EUR

Tendered :  
Credit/Debit Card 80.00  
4307

Change 0.00

Issued By : Louis Carroll  
From : Central Cash Office



Comhairle Contae  
Ros Comáin  
Roscommon  
County Council



Áras an Chontae,  
Roscommon,  
Co. Roscommon.

Phone: (090) 6637100

Email: [planning@roscommoncoco.ie](mailto:planning@roscommoncoco.ie)

## Roscommon County Council

### Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding Exempted Development

Name:	Adam Keeley
Address:	[REDACTED]
Name & Address of Agent:	N/A
Nature of Proposed Works	Single-storey rear extension (39.95m <sup>2</sup> ) and detached garden office (24.85m <sup>2</sup> ). Includes structural repair/ modification of existing gable walls (thinning from 500mm to 300mm and raising to 3.0m).
Location (Townland & O.S No.)	Toberconor (ITM: 588420E, 754480N)
Floor Area	Extension: 39.95m <sup>2</sup> . Garden Office: 24.85m <sup>2</sup>
Height above ground level	Extension Ridge: 4.1m (Eaves 3.0m). Garden Office Ridge: 4.0m (Eaves 3.0m).
Total area of private open space remaining after completion of this development	Total Site Area: 1,397.7 m <sup>2</sup> (0.1398 Hectares). Remaining private open space after completion of development will be in excess of 1,200m <sup>2</sup> provided to the rear/side
Roofing Material (Slates, Tiles, other) (Specify)	Natural slate to match existing dwelling
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	Smooth render finish to match existing
Is proposed works located at front/rear/side of existing house.	Rear and Side



## Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,  
regarding Exempted Development

Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	Residential (Single Dwelling)
Proposed use of land or structure	Residential (Extended Dwelling and Home Office/Garden Store)
Distance of proposed building line from edge of roadway	Extension: 12.4m; Garden Office: 23.08m
Does the proposed development involve the provision of a piped water supply	Yes. Connection to existing domestic supply.
Does the proposed development involve the provision of sanitary facilities	Yes. Sanitary facilities to be connected to the existing on-site septic tank and percolation area as shown on the Site Layout Plan

Signature:

Adam Keeley

Date:

19/1/26

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

Dear Planning Department,

This application pertains to a deep retrofit and extension project at Toberconor. The subject structure is a long-standing residential dwelling. While currently vacant, the structure has never been abandoned for planning purposes. It maintains its four original walls and a substantially intact roof. It is a "dwelling" as defined under the Act, and its residential use is established. All proposed works are intended to modernize the property for continued residential use by the owners.

1. **Rear Extension:** A 39.95m<sup>2</sup> single-storey addition (4.1m ridge height). The extension will be constructed using high-performance cavity wall insulation (pumped bead) to ensure NZEB compliance.
  2. **Structural Repairs & Retrofit:** Existing 500mm stone walls thinned to 300mm and raised to a 3.0m wall plate. Works include the removal of chimneys, the addition of a pitched apex to the porch and rear single-storey section, and the conversion of a left-side window into an external door.
  3. **Hybrid Insulation Strategy:** To manage moisture and thermal performance, **External Wall Insulation (EWI)** will be applied to the existing dwelling's stone walls. The new extension and office will utilize internal cavity insulation. All structures will be finished with a matching smooth render.
- 
4. **Garden Office/Store:** A 24.85m<sup>2</sup> detached unit (4.0m ridge height) for uses incidental to the dwelling.
  5. **Sustainability:** Installation of a Ground Source Heat Pump (GSHP) with wastewater connections to the existing septic system as shown on the Site Layout.

The project maintains over 25m<sup>2</sup> of private open space and adheres to all statutory height and area limits for exempted development. Given that the works consist of the maintenance and improvement of an existing dwelling (Section 4(1)(h)) and the construction of a modest rear extension meeting all criteria of Class 1, it is our submission that the development is exempt from the requirement to obtain planning permission.

Yours sincerely,

**Adam Keeley**





Folio: RN21266

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TĒ Surveying mapping. Where TĒ Registration maps are printed at a scale that is larger than the TĒ Surveying scale, accuracy is limited to that of the TĒ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TĒ Registration maps, see [www.tailte.ie](http://www.tailte.ie).

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- (centre-line of parcel(s) edged) Freehold
- Leasehold
- Subleasehold



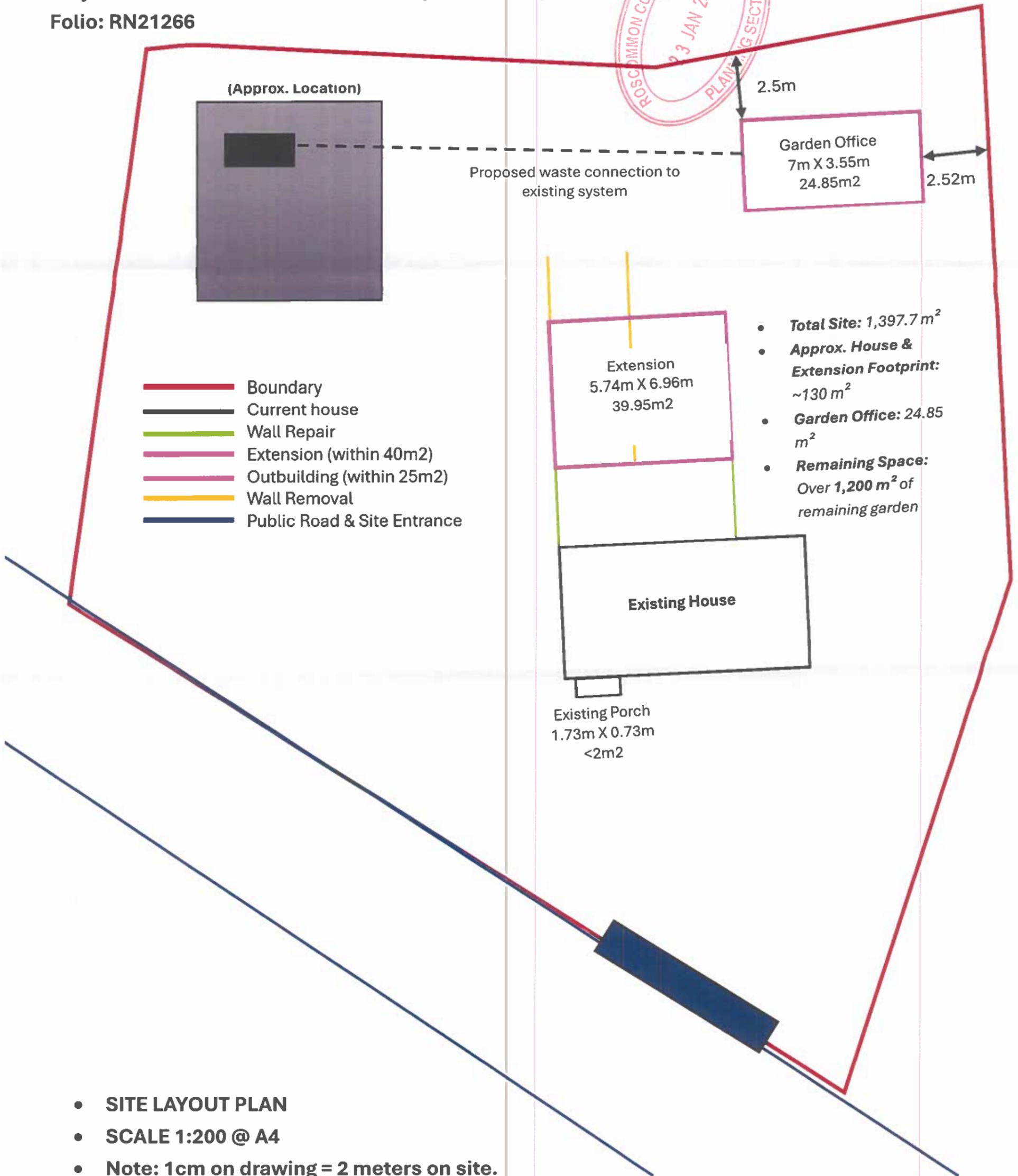
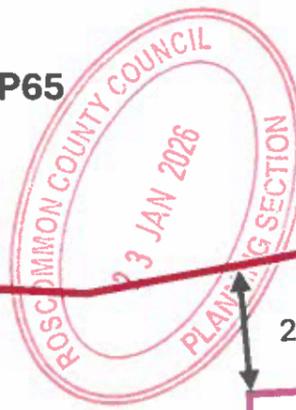
- Burdens** (may not all be represented on map)
- Right of Way / Wayleave
  - Turbary
  - Pipeline
  - Well
  - Pump
  - Septic Tank
  - ▽ Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

**Tailte Éireann Registration operates a non-conclusive boundary system. The TĒ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TĒ Registration map is conclusive as to the boundaries or extent.** (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.

**1:2500 Scale**





- Boundary
- Current house
- Wall Repair
- Extension (within 40m<sup>2</sup>)
- Outbuilding (within 25m<sup>2</sup>)
- Wall Removal
- Public Road & Site Entrance

- **Total Site:** 1,397.7 m<sup>2</sup>
- **Approx. House & Extension Footprint:** ~130 m<sup>2</sup>
- **Garden Office:** 24.85 m<sup>2</sup>
- **Remaining Space:** Over 1,200 m<sup>2</sup> of remaining garden

- **SITE LAYOUT PLAN**
- **SCALE 1:200 @ A4**
- **Note: 1cm on drawing = 2 meters on site.**
- **Boundary based on Folio [REDACTED]**
- **Red line indicates the boundary of Folio [REDACTED] and the extent of the applicant's ownership**

“10 METERS”

**Floor Plans**

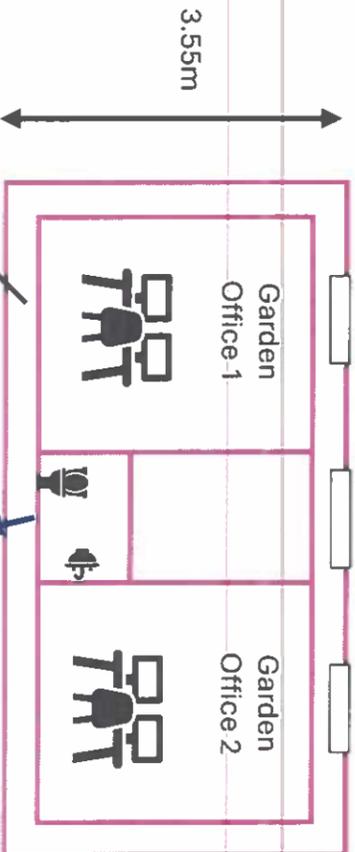
**Scale 1:100 @ A4**

**Note: 1cm on drawing = 1 meters on site.**

**Garden Office (outbuilding) total area 24.85m<sup>2</sup>**

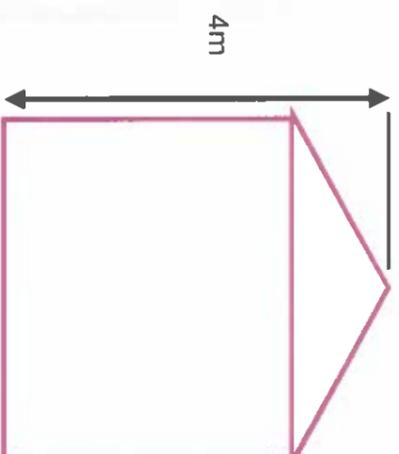


7m

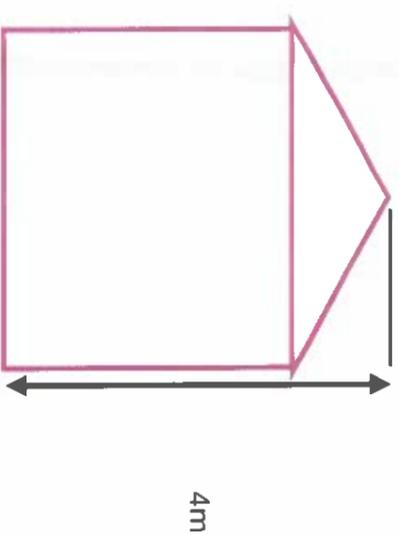


- Current house
- Wall Repair
- Extension (within 40m<sup>2</sup>)
- Outbuilding (within 25m<sup>2</sup>)
- Wall Removal

**Garden Office (outbuilding) –  
Right Side elevation**

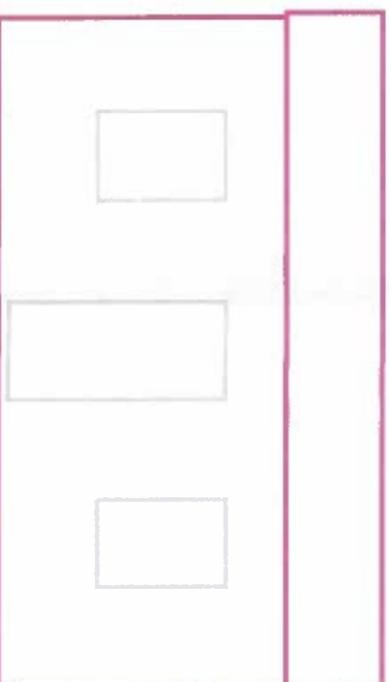


**Garden Office (outbuilding) –  
Left Side elevation**



External render and roof  
slates to match house

**Garden Office (outbuilding) –  
Front elevation**

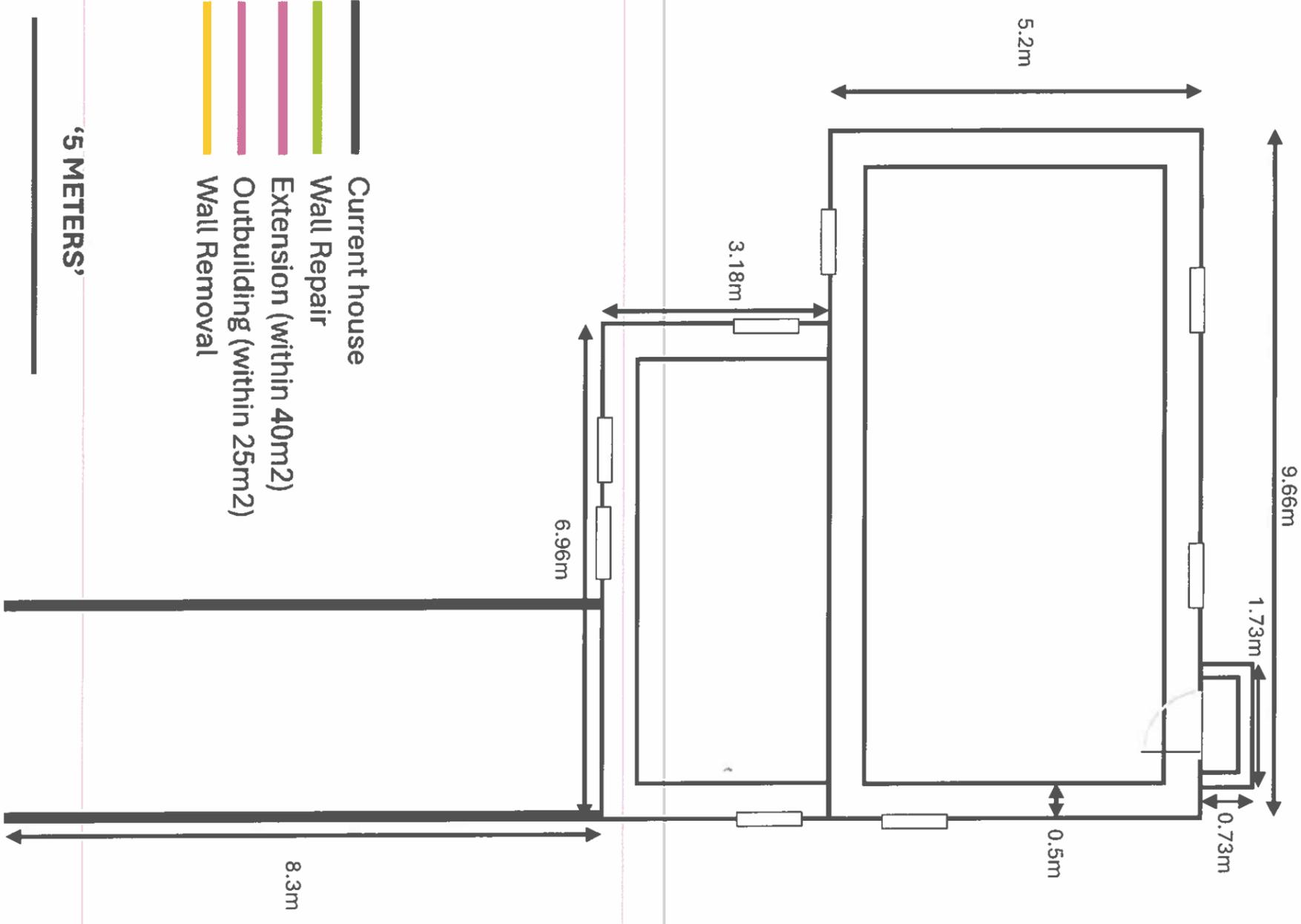


**Garden Office (outbuilding) –  
Rear elevation**



**'5 METERS'**

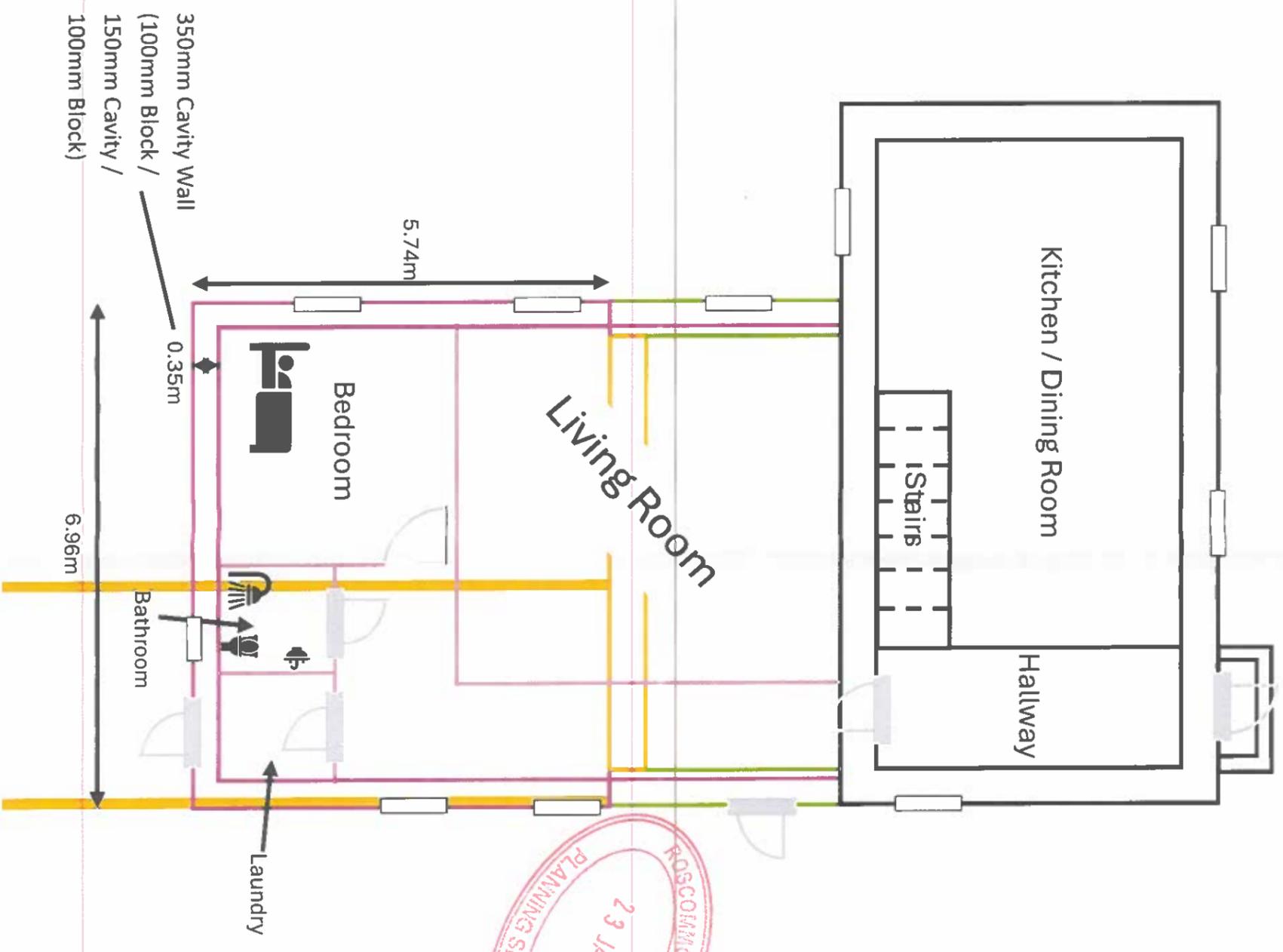
**Existing House**



- Current house
- Wall Repair
- Extension (within 40m<sup>2</sup>)
- Outbuilding (within 25m<sup>2</sup>)
- Wall Removal

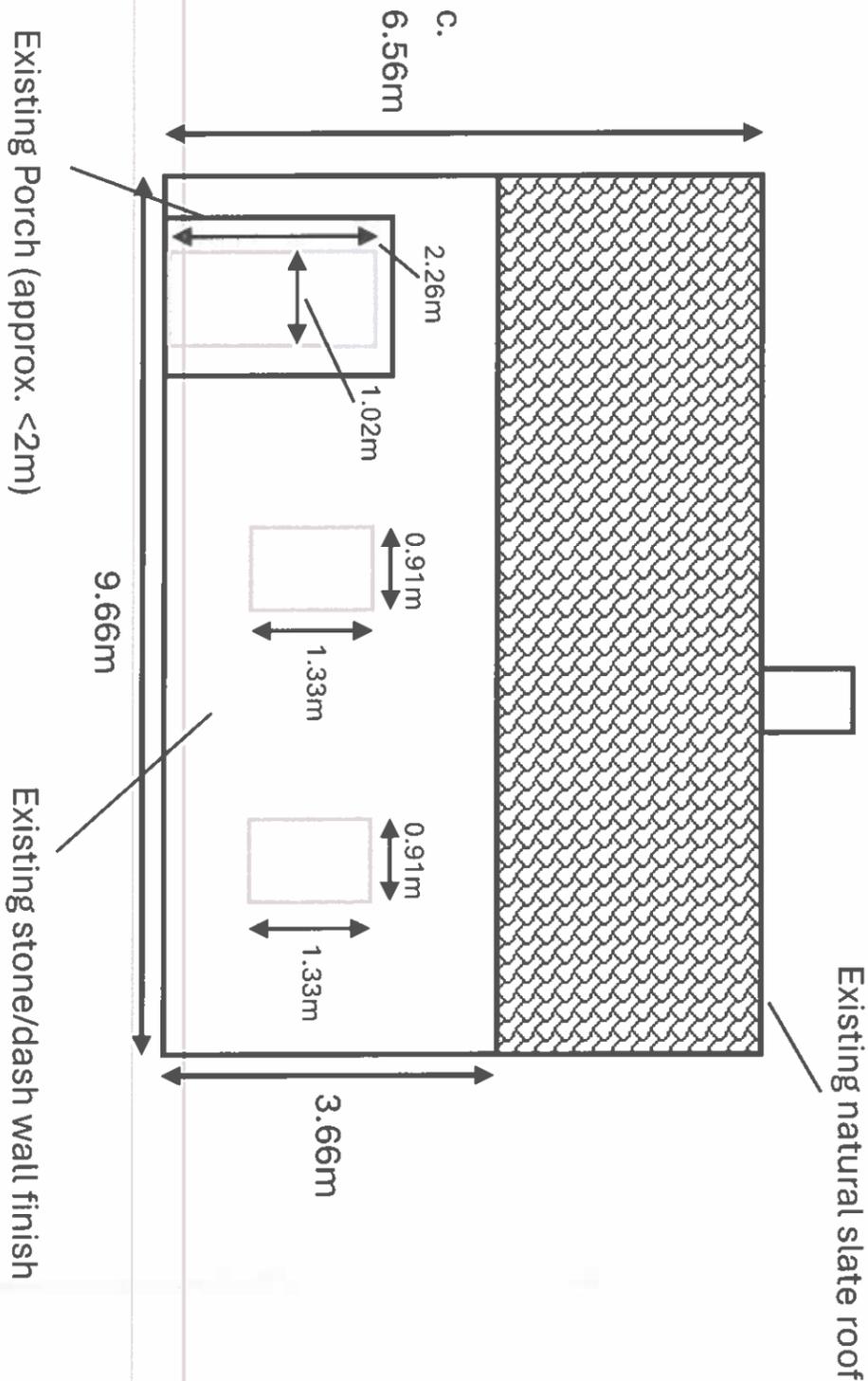
'5 METERS'

**Proposed Renovations**

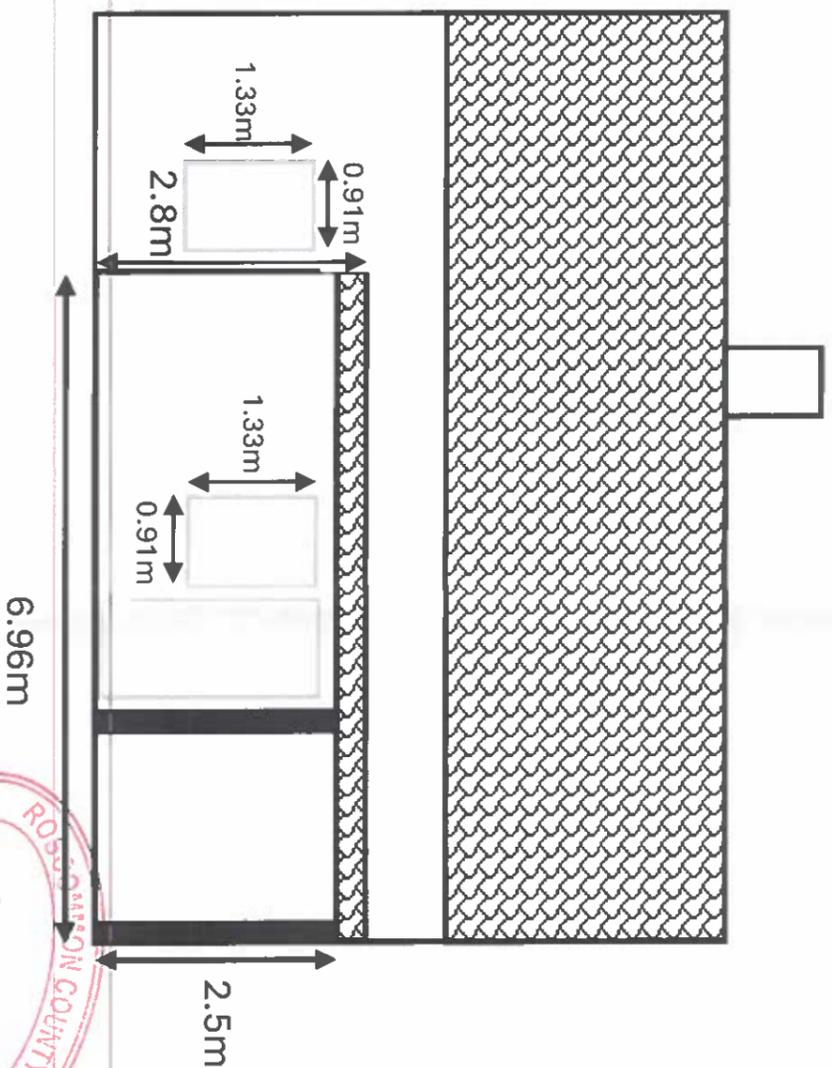




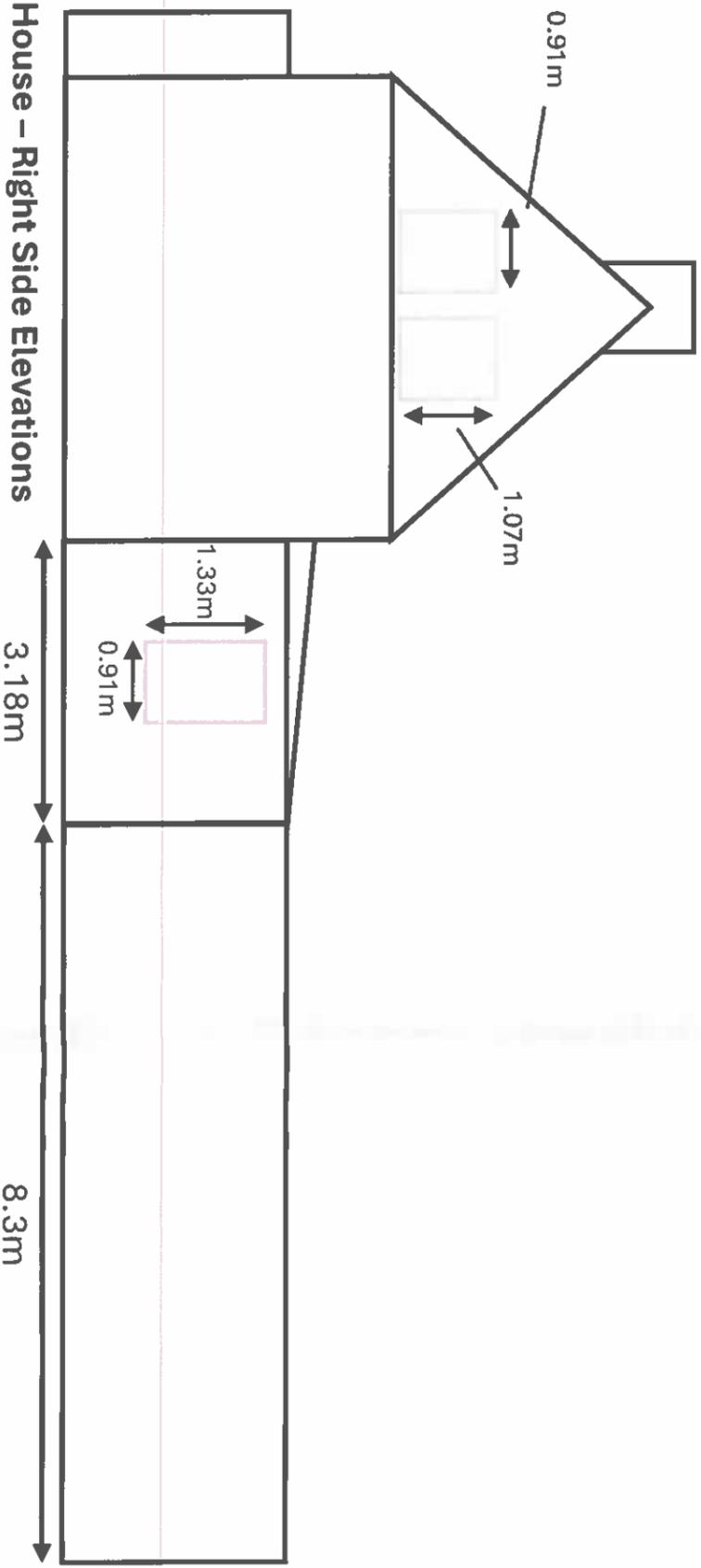
Existing House – Front Elevations



Existing House – Rear Elevations



Existing House – Right Side Elevations



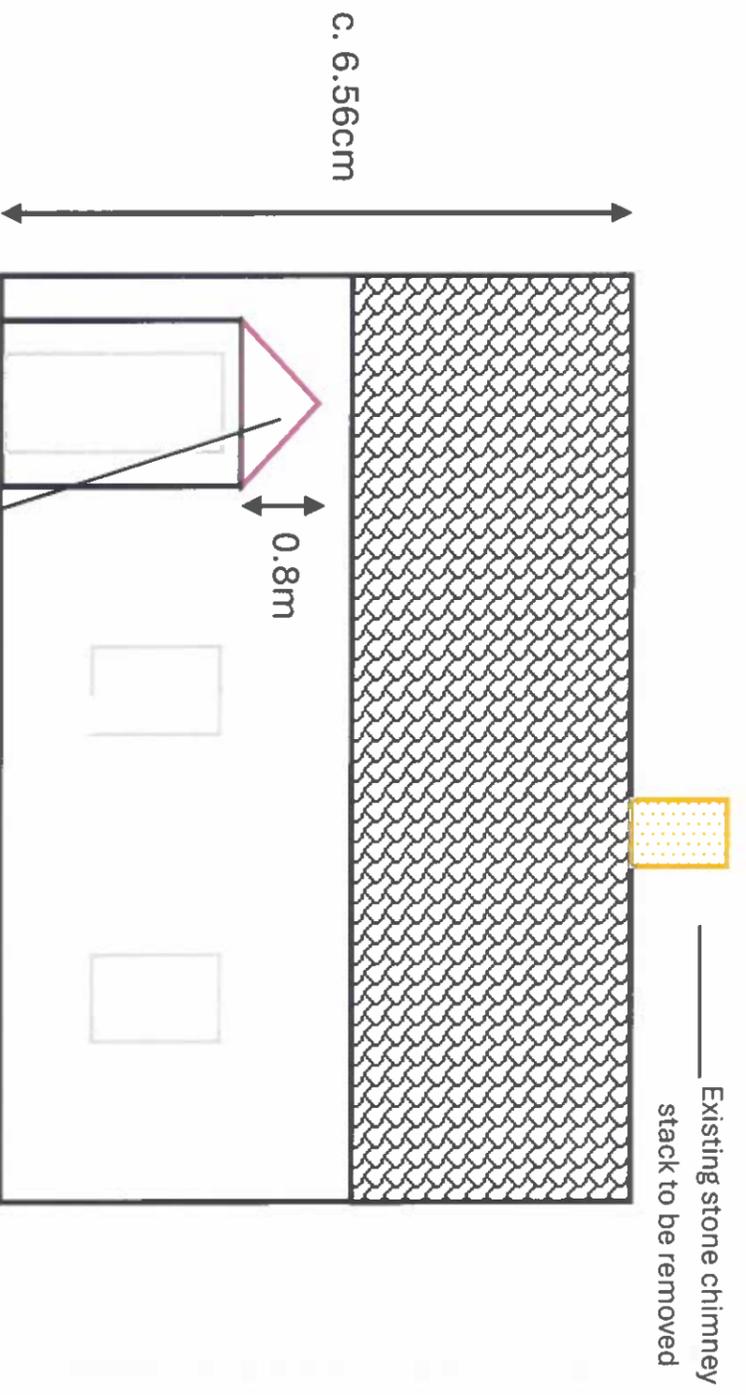
- Current house
- Wall Repair
- Extension (within 40m<sup>2</sup>)
- Outbuilding (within 25m<sup>2</sup>)
- Wall Removal



'5 METERS'

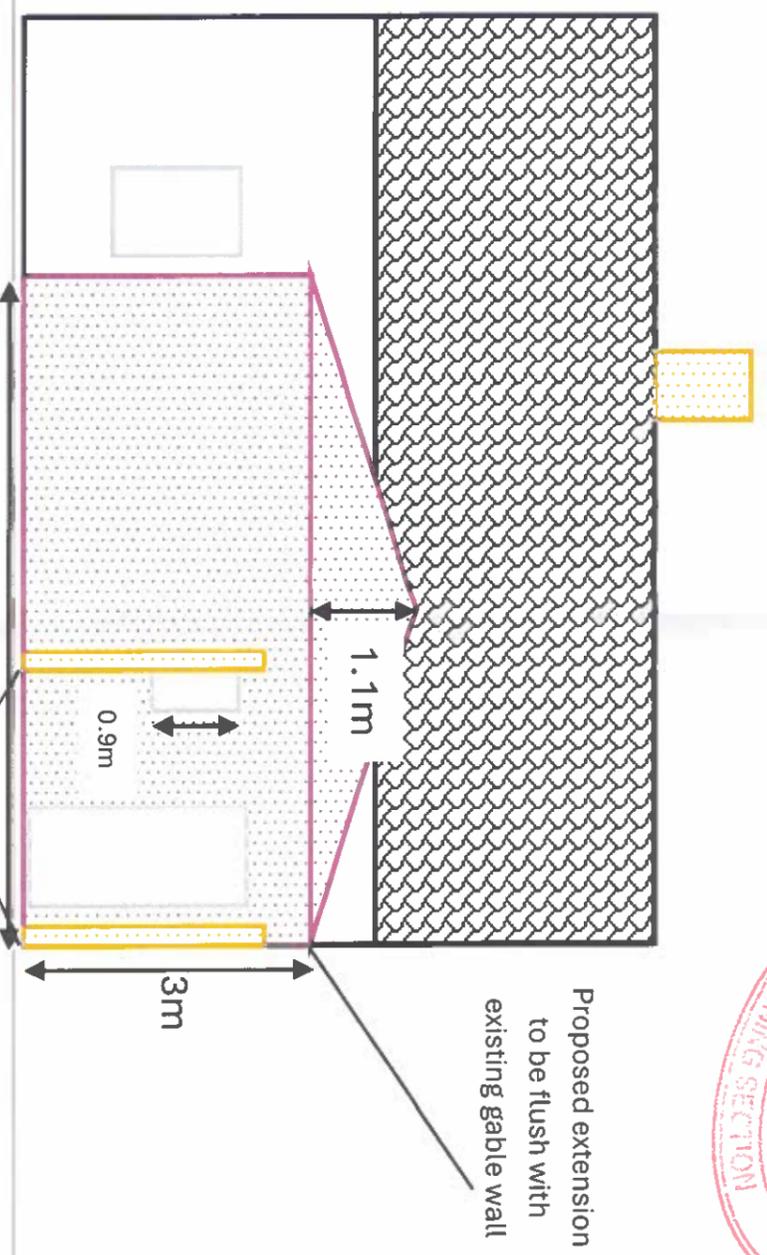


### Proposed House – Front Elevations



Existing porch with pitched apex roof (total height <3m) to be retained and finished with EWI

### Proposed House – Rear Elevations



Existing 500mm stone wall to be reduced to 300mm thickness; levelled and raised to 3.0m wall plate height to match new extension

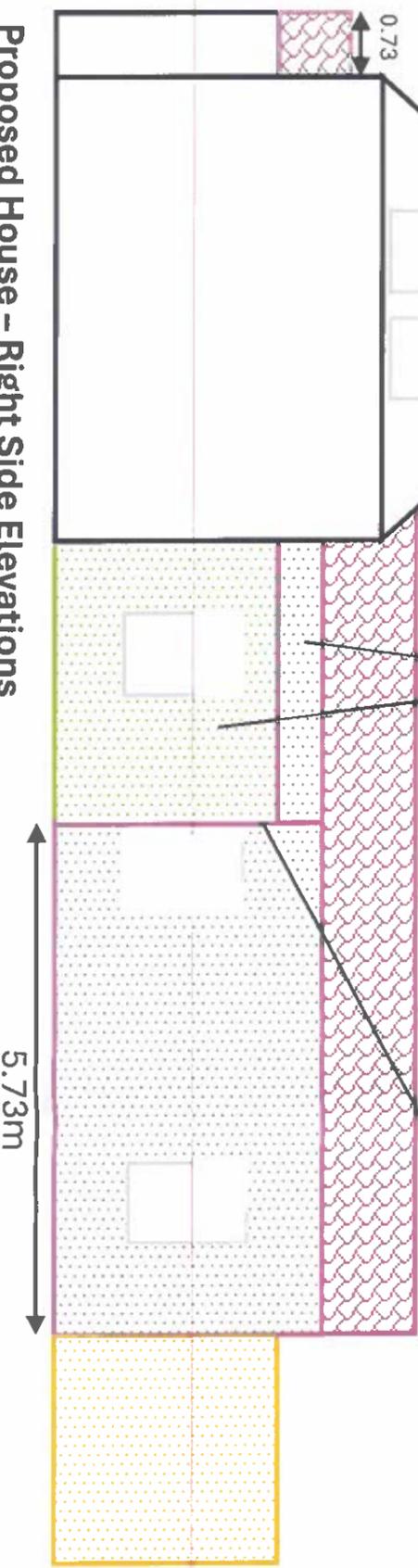
Structural tie-in point between existing modified wall and new cavity wall extension.

Proposed extension wall height 3.0m with a 1.1m roof rise. Total height 4.1m remains below the existing house ridge height of 6.95m to comply with Class 1 exemption requirements

- Current house
- Wall Repair
- Extension (within 40m<sup>2</sup>)
- Outbuilding (within 25m<sup>2</sup>)
- Wall Removal

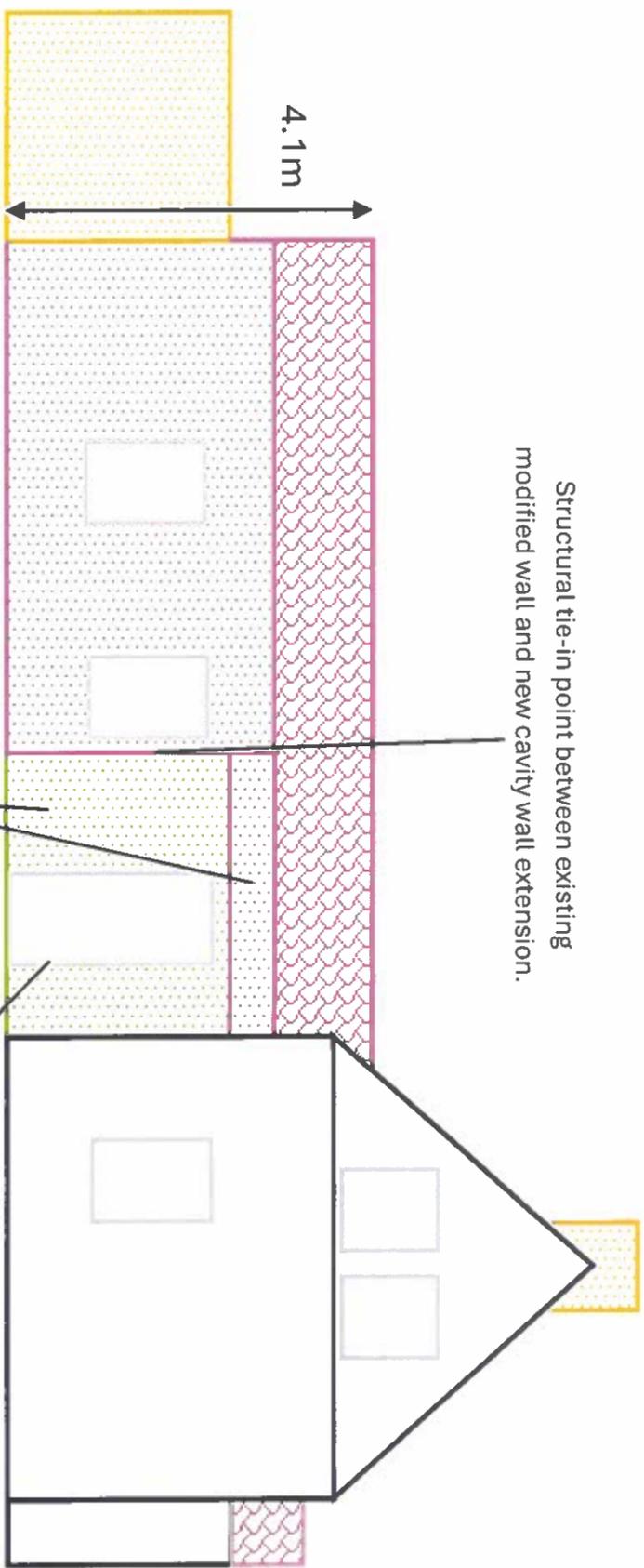
'5 METERS'

### Proposed House – Right Side Elevations



## Proposed House – Right Side Elevations

Structural tie-in point between existing modified wall and new cavity wall extension.



Existing 500mm stone wall to be reduced to 300mm thickness; levelled and raised to 3.0m wall plate height to match new extension

Existing window opening modified to single external door

*Proposed extension (39.95m<sup>2</sup>) and garden office (24.85m<sup>2</sup>) floor areas are measured to the finished external render face*

- Current house
- Wall Repair
- Extension (within 40m<sup>2</sup>)
- Outbuilding (within 25m<sup>2</sup>)
- Wall Removal



'5 METERS'

