

ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

Declan Kilcline,



Reference Number: DED748
Application Received: 26th July 2024
Name of Applicants: Declan Kilcline
Agent: Killian Consulting Engineers

WHEREAS a question has arisen as to whether the construction of a 9m² extension to the southwest corner of an existing dwelling, a 7.2 m² change of use for a portion of the existing garage and internal alterations to the existing dwelling at Longnamuck, Knockcroghery, Co. Roscommon, F42 K123, 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 proposed construction of a 9m² extension to the southwest corner of an existing dwelling, a 7.2m² change of use for a portion of the existing garage and internal alterations as described in this case is an exempted development.
- (c) The proposed construction of a 9m² extension to the southwest corner of an existing dwelling, a 7.2m² change of use for a portion of the existing garage and internal alterations as above fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, 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 neighbouring structures
- (d) 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 – 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 to construct an 9 m² extension to the southwest corner of an existing dwelling, a 7.2 m² change of use for a portion of the existing garage and internal alterations to the existing dwelling at Longnamuck, Knockcroghery, Co. Roscommon, F42 K123, 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: 9th October 2024

cc agent via email: Killian Consulting Engineers
john@killian.ie

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 748
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding exempted development of permission to construct a 9m ² extension to the southwest corner of an existing dwelling, a 7.2m ² change of use for a portion of the existing garage and internal alterations to the existing dwelling.
Name of Applicant:	Declan Kilcline
Location of Development:	Longnamuck, Knockcroghery, Co. Roscommon. (F42 K123)
Site Visit:	03/09/2024

WHEREAS a question has arisen as to whether the following works; regarding exempted development of permission to construct a 9m² extension to the southwest corner of an existing dwelling, a 7.2m² change of use for a portion of the existing garage and internal alterations to the existing dwelling 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, 9 and 10 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 Longnamuck, Knockcroghery, Co. Roscommon and is accessed off the L-71311 road. The subject site contains a bungalow dwelling house with what seems to be a single story extension to the rear. Attached to the side of the rear extension is a domestic garage which continues on to farm building and into the farmyard to the side of the property. It is proposed to build a small 9m² extension to the rear of the existing building and the change of use of part of the existing attached domestic garage (7.2m²) to form part of the dwelling, along with internal alterations.

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

Appropriate Assessment

The closest European sites to the site of the development are Lough Ree PNHA/SPA/SAC (Site Code 000440/004064/000440) which is located circa 0.04km to the north and Lough Funshinagh PNHA/SAC (Site Codes 000611) which is located circa 6.4km to the south 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, therefore, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, recent planning history has been traced relating to the subject site.

- 04/284 - For the construction of a slatted house and all ancillary works - Conditional

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'. 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 neighbouring 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,

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

	<p>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>
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Assessment:

The proposed development to construct a 9m² extension to the southwest corner of an existing dwelling, a 7.2m² change of use for a portion of the existing garage, it is stated as having a combined floor space of 16.2m².

Following FI response received all previous extensions were completed before 1963 and therefore are considered for the purpose of this assessment considered as part of the original structure.

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 combined work is stated as 16.2m².
b. House is detached, therefore N/A.
c. Proposed area is only on ground floor level.
2. House has no previous extensions, therefore N/A.
3. Proposed area 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. Extensions 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. Existing house is a bungalow type house therefore can not be used as such.

Having reviewed the existing 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, the construction of a 9m² extension to the southwest corner of an existing dwelling, a 7.2m² change of use for a portion of the existing garage as described in this case is considered an exempted development.

The proposal includes the change of use from a garage to a living room. These works have considered in the context of Section 4 (1)(h) of the Act, 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 neighbouring structures. The proposed works are deemed an exempt 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 a 9m² extension to the southwest corner of an existing dwelling, a 7.2m² change of use for a portion of the existing garage and internal alterations to the existing dwelling in Longnamuck, Knockcroghery, 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 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 proposed construction of a 9m² extension to the southwest corner of an existing dwelling, a 7.2m² change of use for a portion of the existing garage and internal alterations as described in this case is an exempted development.
- c) The proposed construction of a 9m² extension to the southwest corner of an existing dwelling, a 7.2m² change of use for a portion of the existing garage and internal alterations as above fall within the provisions of Section 4(1)(h) of the Planning & Development Act 2000 as amended, 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 neighbouring structures;

- d) 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:

Ian Murray

Date: 08th October 2024



Civil Technician

[Signature]

Signed:

Date: 08th October 2024

Senior Executive Planner

Brideswell Street, Athlone, Co. Westmeath,
N37 T223

Tel: +353 90 6488786

e-mail: info@killian.ie

Website: www.killian.ie

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

03rd October 2024

23053-Lt02

RE: Further Information Response DED 748

Dear Sirs,

We outline below our response to your request for further information for the above referenced application.

Request: In relation to the FI response (attached) received on the 6th of September for DED 748 and your client Declan Kilcline with a property in Longnamuck, Knockcroghery, Co. Roscommon, F42 K123.

Can you confirm that the letter states that the 'house, rear extension, garage and outbuildings were all built between 1950 and 1959', as the dates are unclear on the original, Thanks.

Response: We act as Consulting Engineers on behalf of our client, Mr Declan Kilcline. We confirm that the 'house, rear extension, garage and outbuildings were all built between 1950 and 1959.

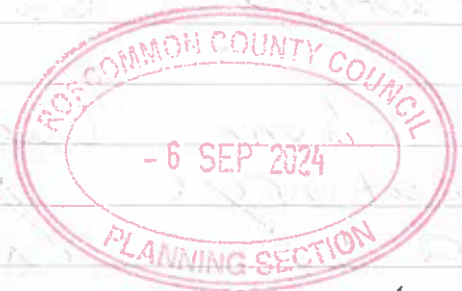
Regards



John Killian
BE CEng MIEI FConsEI

6/9/2024

THE PLANNING DEPT
ROSCOMMON CO. CO.



RE - REQUEST FOR FURTHER INFORMATION
FOR DED APPLICATION 748

Dear Sirs,

I wish to confirm that I am the current owner of the property at Congnamagh Towland, Knockroberty Co. Ros. Common.

The original house and rear extension and garage and outbuilding were built by my late father circa 1950 - 1958.

No other works were carried out requiring planning permission after these dates.

The house has been vacant since 2020 when my late mother passed away.

It is my intention to apply for
P.T.O. ↴

The Vacant property Grant as
detailed in my consultancy
letter dated 25/7/2024

I hope the above information
satisfies your requirement for
further information

Yours Sincerely
Decha Wilchue

[Redacted]

[Redacted]

Dear Sir,

I confirm as Consulting Engineer Acting
on behalf of my Client that the ABOVE
information is accurate based on my inspection
of the property and planning files.

Faithfully

John Will

B.E. - CEng MIEI

6-9-2024

Carmel Curley

From: Carmel Curley
Sent: Wednesday 4 September 2024 14:05
To: john@jkillian.ie; tom@jkillian.ie
Subject: DED748 - Declan Kilcline
Attachments: DED 748 - FI Request Letter - Declan Kilcline.pdf

A Chara,

Please find attached Further Information Request Letter for DED Application 748 for Declan Kilcline. Please note that a hard copy has been issued to the applicant today.

Regards,

Carmel

**Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100**

✉: planning@roscommoncoco.ie | 🌐 www.roscommoncoco.ie

MAP LOCATION

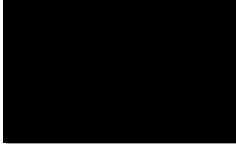




Comhairle Contae
Ros Comáin
Roscommon
County Council



Declan Kilcline,



Date: 4th September 2024
Ref: DED 748

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 a 9sq.m extension to the southwest corner of an existing dwelling and a 7.2sq.m. change of use for a portion of the existing garage and internal alterations to the existing dwelling at Longnamuck, Knockcroghery, Co. Roscommon, F42 K123, is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 26th July 2024 and in order for the Planning Authority to determine as to whether the construction of a 9sq.m extension to the southwest corner of an existing dwelling and a 7.2sq.m. change of use for a portion of the existing garage and internal alterations to the existing dwelling at Longnamuck, Knockcroghery, Co. Roscommon, F42 K123, is or is not development or is or is not exempted development, you are requested to submit the following further information:

- State if the existing dwelling has been extended previously and if so confirm the floor area and year to which the extension was built.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 748**.

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

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning.

cc agent via email: Killian Consulting Engineers
john@killian.ie

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

Reference Number:	DED 748
Re:	Application for a Declaration under Section 5 of the Planning & Development Act, 2000, as amended, regarding exempted development of permission to construct a 9m ² extension to the southwest corner of an existing dwelling, a 7.2m ² change of use for a portion of the existing garage and internal alterations to the existing dwelling.
Name of Applicant:	Declan Kilcline
Location of Development:	Longnamuck, Knockcroghery, Co. Roscommon. (F42 K123)
Site Visit:	03/09/2024

WHEREAS a question has arisen as to whether the following works; regarding exempted development of permission to construct a 9m² extension to the southwest corner of an existing dwelling, a 7.2m² change of use for a portion of the existing garage and internal alterations to the existing dwelling 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, 9 and 10 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 Longnamuck, Knockcroghery, Co. Roscommon and is accessed off the L-71311 road. The subject site contains a bungalow dwelling house with what seems to be a single story extension to the rear. Attached to the side of the rear extension is a domestic garage which continues on to farm building and into the farmyard to the side of the property. It is proposed to build a small 9m² extension to the rear of the existing building and the change of use of part of the existing attached domestic garage (7.2m²) to form part of the dwelling, along with internal alterations.

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

Appropriate Assessment

The closest European sites to the site of the development are Lough Ree PNHA/SPA/SAC (Site Code 000440/004064/000440) which is located circa 0.04km to the north and Lough Funshinagh PNHA/SAC (Site Codes 000611) which is located circa 6.4km to the south 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, therefore, be excluded.

Planning History

As per the Roscommon County Council's Planning Registry, recent planning history has been traced relating to the subject site.

- 04/284 - For the construction of a slatted house and all ancillary works - Conditional

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'. 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 neighbouring 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,

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

	<p>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>
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Initial Planning Assessment:

Following a review of the documents submitted and a site inspection it appears that the existing dwelling has been extended previously. In order to determine if this is the case and whether any previous extensions will affect the proposed works further information is required.

Accordingly, a further Information request will be made in this regard.

Recommendation:

Please provide the below information:

- State if the existing dwelling has been extended previously and if so confirm the floor area and year to which the extension was built.

Ian Murray

Signed:

Date: 04th September 2024

Civil Technician

[Signature]

Signed:

Date: 04th September 2024

Senior Executive Planner











Comhairle Contae
Ros Comáin
Roscommon
County Council



Declan Kilcline,



Date: 30th July 2024
Planning Reference: DED 748

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.
Development: Permission to construct a 9sq.m. extension to the southwest corner of an existing dwelling, a 7.2sq.m. change of use for a portion of the existing garage and internal alterations to the existing dwelling under the Planning & Development Act (Exempt Development) Regulations 2018 at Longnamuck, Knockcroghery, Co. Roscommon, F42 K123.

A Chara,

I wish to acknowledge receipt of your application which was received on the 26th July 2024 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. L01/0/229807 dated 26th July 2024, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 748**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,

Alan O'Connell,
Senior Executive Planner,
Planning Department.

cc agent via email: Killian Consulting Engineers
john@killian.ie

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

26/07/2024 10:22:09

Receipt No : L01/0/229807

DECLAN KILCLINE

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED 748

Total : 80.00 EUR

Tendered -
Credit/Debit Card 80.00
4104

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office



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

25/07/2024

RE: Application for a Declaration under Section 5 of the Planning & Development Act 2000.

Dear Sirs,

We act as Consultant Engineer on behalf of our client Mr Declan Kilcline. Mr. Kilcline is the owner of a dwelling at Longnamuck Townland, Knockcroghery, Co. Roscommon. Our client wishes to obtain a Section 5 declaration for the construction of a 9 Sqm extension to the southwest and a change of use of a 7.2 Sqm portion of the existing garage (Southeast), together with internal alterations of the previous 1950's renovation at Longnamuck Townland, Knockcroghery, Co. Roscommon. We note that our client intends to apply for dereliction grant for the refurbishment of the 1950's dwelling house and extension, we can confirm that the original house and extension was constructed prior to 1963.

1. The construction of a proposed 9 Sqm extension to the South West corner and a change of use of a 7.2 Sqm portion of the existing garage (Southeast). Together with the reconfiguration of the internal walls of the existing dwelling and the reroofing of same. The proposed works will result in the reconfiguration of the dwelling as shown in drawings (drawing no. 23053-KCE-EK-ZZ-DR-A-00-003), and proposed elevations (drawing no. 23053-KCE-EK-XX-DR-A-00-004) attached.

We would be grateful if the Planning authority could issue a section 5 declaration confirming the above is exempted development.

Yours Faithfully,

Tom Condon
Killian Consulting Engineers



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)	Declan Kilcline
Name of Agent	Killian consulting engineers Brideswell ST, Dublin Rd Athlone, Co. Westmeath N37 T223
Nature of Proposed Works	9sqm extension to the southwest corner of existing dwelling and 7.2sqm Change of use of a Portion of the existing garage. Internal alterations to the existing dwelling.
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	F42 K123, Longnamuck, Knockcroghery, Co. Roscommon
Floor Area: a) Existing Structure b) Additional Structure c) Change of use	a) 109.215 SQM b) 9 SQM c) 7.2 SQM
Height above ground level:	To match the existing dwelling
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	Slates

Roscommon County Council

Application for a Declaration under Section 5 of the



Proposed external walling (plaster, stonework, brick or other finish, giving colour)	External wall plaster
Is proposed works located at front/rear/side of existing house.	Rear and side
Has an application been made previously for this site	N/A 1950's structure
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	Dwelling
Proposed use of land or structure	Dwelling
Distance of proposed building line from edge of roadway	18 Metres
Does the proposed development involve the provision of a piped water supply	Existing
Does the proposed development involve the provision of sanitary facilities	Existing

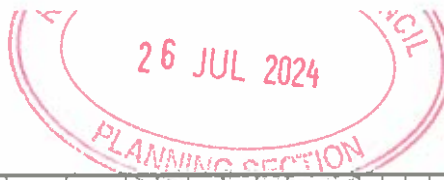
Planning & Development Act 2000 (as amended), regarding Exempted Development

Signature: John Killian

Date: 25/07/2024

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



DRAWING REGISTER & ISSUE SHEET

Killian Consulting Engineers,
Northgate Street, Athlone, Co.
Westmeath
Phone: (+353) 09064 77261
Email: info@killian.ie

Project Title: Dwelling House Declan Kilcline
Building: Dwelling House Declan Kilcline
Project No: 23053

Day: 22
Month: 07
Year: 24

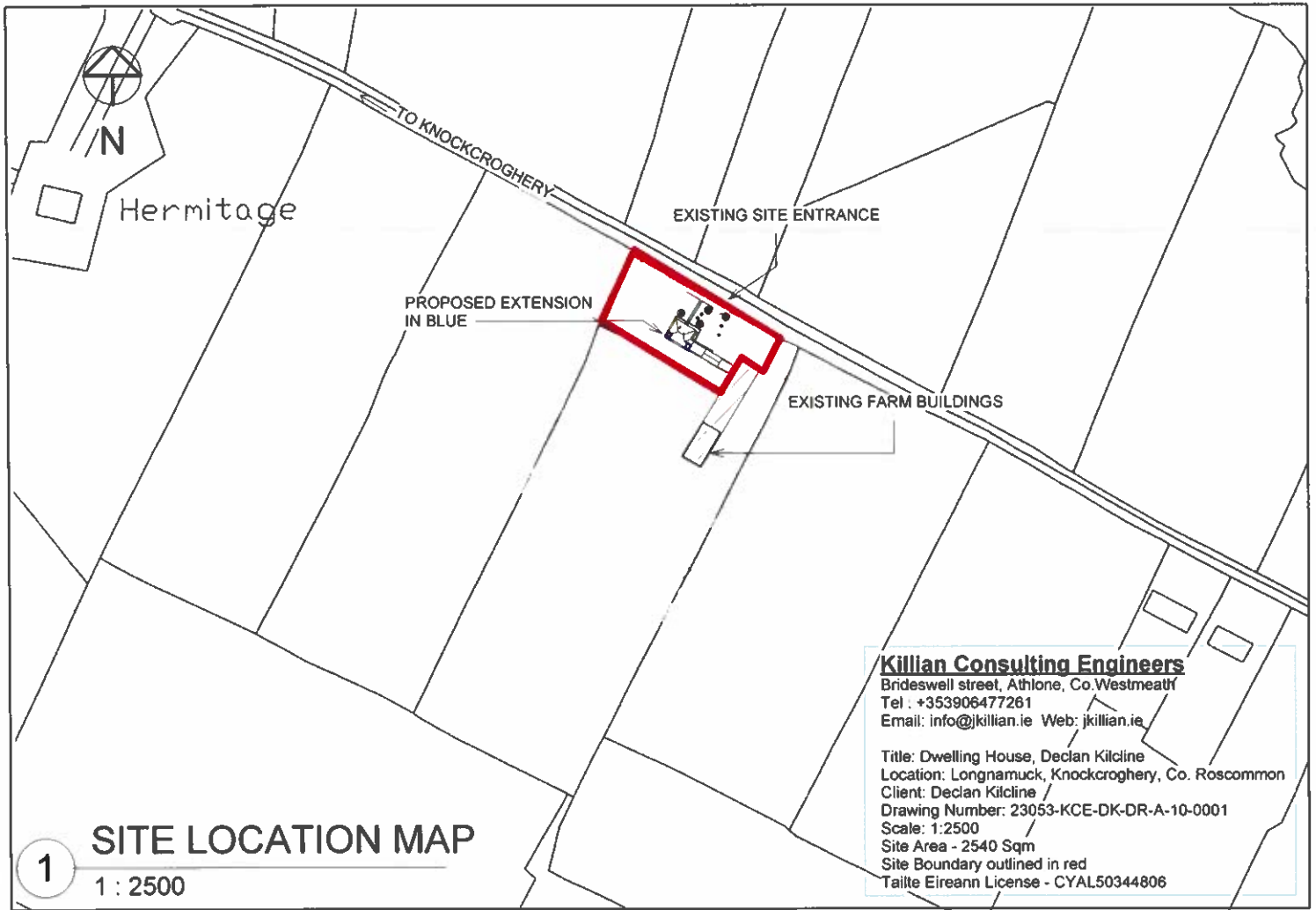
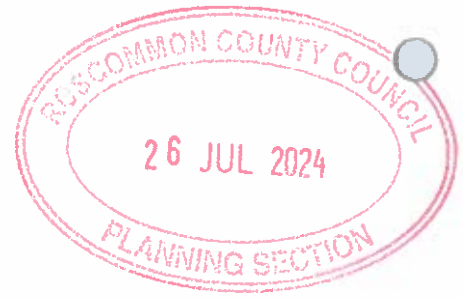
Drawing / Document No:	Drawing / Document Name:	Size	Scale	Rev
MAPS				
23053-KCE-00-DR-A-10-0001	PLANNING PACK MAP	A4	1:2500	P01
23053-KCE-00-DR-A-10-0002	SITE LOCATION MAP	A4	1:500	P01
DRAWINGS				
23053-KCE-00-ZZ-A-00-0003	EXISTING FLOOR PLANS	A1	1:50	P01
23053-KCE-00-ZZ-A-00-0004	EXISTING ELEVATIONS	A1	1:50	P01
23053-KCE-00-ZZ-A-00-0005	PROPOSED PLANS	A1	1:50	P01
23053-KCE-00-ZZ-A-00-0006	PROPOSED ELEVATIONS	A1	1:50	P01

Distribution
Client: Yellow Island Trading Ltd
Contractor
M&E
Local Authority
Irish Water

Number of Hard Copies / E = Email
H
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Status
P=Prelim, T=Tender, C=Construction

P



Killian Consulting Engineers

Brideswell street, Athlone, Co. Westmeath

Tel : +353906477261

Email: info@killian.ie Web: jkillian.ie

Title: Dwelling House, Declan Kilcline

Location: Longnamuck, Knockcroghery, Co. Roscommon

Client: Declan Kilcline

Drawing Number: 23053-KCE-DK-DR-A-10-0001

Scale: 1:2500

Site Area - 2540 Sqm

Site Boundary outlined in red

Tailte Eireann License - CYAL50344806



EXISTING SEPTIC TANK

TO KNOCKCROGHERRY

EXISTING SITE ENTRANCE

35900

29397

38983

4635

PROPOSED EXTENSION OUTLINED
IN BLUE

EXISTING BUILDING SHED GREY

EXISTING FARM BUILDINGS

Killian Consulting Engineers

Northgate streets, Athlone, Co. Westmeath

Tel : +353906477261

Email: infor@killian.ie Web: killian.ie

Title: Dwelling House, Declan Kilcline

Location: Longnamuck, Knockcroghery, Co. Roscommon F42 K123

Client: Declan Kilcline

Drawing Number: 23053-KCE-DK-DR-A-10-0002

Scale: 1:500

Site Area- 2540 Sqm

Site Boundary outlined in red

Tailte Eireann License - CYAL50344806

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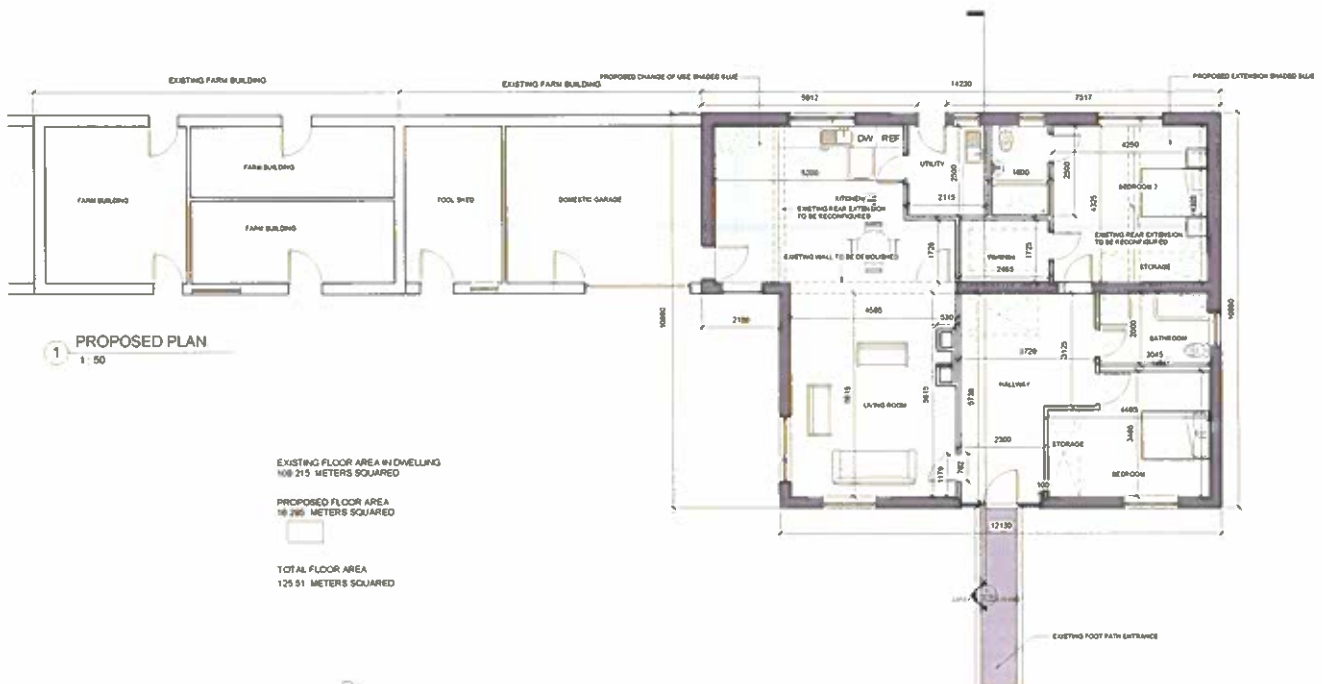
SITE PLAN

1 : 500



© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 351–357



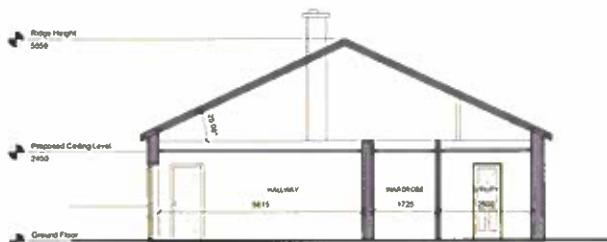


1 PROPOSED PLAN
1:50

EXISTING FLOOR AREA IN DWELLING
108.215 METERS SQUARED

PROPOSED FLOOR AREA
18.285 METERS SQUARED

TOTAL FLOOR AREA
125.51 METERS SQUARED



2 PROPOSED SECTION A-A
1:50

NOTE	
1. All work to be carried out in accordance with the Building Regulations 2010 and subsequent amendments.	
2. The proposed works are shown in red.	
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100. The proposed works are shown in red.	





Photo Showing North East Elevation



**Photo Showing North East Facing
Elevation**



Photo Showing North East Facing Elevation



Photo Showing South West Elevation

Sharon Kelly

From: Declan Kilcline [REDACTED]
Sent: Friday 26 July 2024 08:32
To: Planning Department
Subject: Fwd: EXTERNAL - Section 5 Declaration for exemption from planning
Attachments: image001.jpg; Mr. Declan Kilcline Section 5 Declaration.pdf

Please find attached section 5 planning exemption application.
Killian Consulting Engineers Athlone are the technical consultants.

PLEASE note my correct e mail address is [REDACTED]

Regards,

Declan Kilcline
[REDACTED]



From: Tom Condon <tom@killian.ie>
Sent: Thursday 25 July 2024 14:24
To: [REDACTED]
Cc: John Killian <john@killian.ie>
Subject: EXTERNAL - Section 5 Declaration

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Declan, see attached section 5 declaration.

Thanks

Regards

Tom Condon

Brideswell Street,

Athlone,

Co. Westmeath

N37 T22

The information contained in this email and in any attachments is confidential and is designated solely for the attention and use of the intended recipient(s). This information may be subject to legal and professional privilege. If you are not an intended recipient of this email, you must not use, disclose, copy, distribute or retain this message or any part of it. If you have received this email in error, please notify the sender immediately and delete all copies of this email from your computer system(s). Unauthorised disclosure or communication or other use of the contents of this e-mail or any part thereof may be prohibited by law and may constitute a criminal offence.

*Tá an t-eolas sa ríomhphost seo, agus in aon cheangaltán leis, faoi phribhléid agus faoi rún agus le h-
aghaigh an seolaí amháin. D'fhéadfadh ábhar an seoladh seo bheith faoi phribhléid proifisiúnta nó
dlíthiúil. Mura tusa an seolaí a bhí beartaithe leis an ríomhphost seo a fháil, tá cosc air, nó aon chuid de, a
úsáid, a chóipeál, nó a scaoileadh. Má tháinig sé chugat de bharr dearmad, téigh i dteagmháil leis an
seoltóir agus scríos an t-ábhar ó do ríomhaire le do thoil.*

