

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

REGISTERED POST

Bernard Gunning,



Reference Number: DED 938
Application Received: 17th July, 2025
Name of Applicant: Bernard Gunning
Agent: N/A

WHEREAS a question has arisen as to whether the change of a garage door to a new door (double glazed) at Johnstown, Cornafulla, Athlone, Co. Roscommon, N37 X4C8, 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 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.

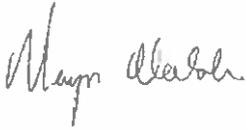
AND WHEREAS Roscommon County Council has concluded that:

- (a) The works outlined above are development.
- (b) The proposed change of a garage door to a new door (double glazed) falls under Section 4 (1)(h) of the of the Planning and Development Act, 2000, as amended, and is deemed an exempt development.
- (c) The garage conversion does not exceed the conditions and limitations attached to Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and is therefore deemed an exempt development.
- (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 change of a garage door to a new door (double glazed) at Johnstown, Cornafulla, Athlone, Co. Roscommon, N37 X4C8, 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 Department.

Date: 13th 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.

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 938
Re:	Permission for the change of a garage door to a new door (double glazed) under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Bernard Gunning
Location of Development:	Johnstown, Cornafulla, Athlone, Co. Roscommon, N37 X4C8.
Site Visit:	18 th August 2025

WHEREAS a question has arisen as to whether the following works for the change of a garage door to a new door (double glazed) 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 Part 1 Article 6 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 Acts 2000 as amended.

Site Location & Development Description

The site consists of a southwest facing bungalow located on the L-7622 Local Secondary Road. It is situated c. 1.4km from Cornafulla village. The proposed development consists of the change of a garage door to a new door (double glazed).

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 River Shannon Callows SAC (Site Code 000216) located c. 4km from the proposed development.

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 planning history traced to this site.

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 Part 1 Schedule 2 Article 6

Development Description	Conditions and Limitations
<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>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(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.</p> <p>(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.</p> <p>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.</p> <p>(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.</p> <p>(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>

	<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.</p> <p>(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.</p> <p>(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.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(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>

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 installation of a new double-glazed double door replacing a garage door.

The applicant is proposing to change a garage door to new door (double glazed) to an existing dwelling house. The stated proposal of the change of a garage door to a new door (double glazed) has been assessed under Section 4 (1)(h) of the Planning and Development Regulations, 2001, as amended, and the proposed works is deemed exempt. After a review of submitted documents and site inspection, further information was requested regarding:

Item 1

Whilst it is noted that the subject request for a declaration relates to the change of a garage door to a new door it appears following site inspection that the modifications are associated with the conversion of a domestic garage to other use. In this context, please clarify the use/intended use of the said converted floorspace.

Item 2

In the event that the converted space is intended for uses ancillary to the residential enjoyment of the principal dwelling and in order for the Planning Authority to assess the proposed development under Class 1, Part 1. Article 6, Schedule 2 of the Planning and Development Regulations, 2001, as amended, the applicant is requested to submit plans and elevations of the development identifying all prior uses including residential and domestic garage floorspaces with intended uses also identified. The plans are required to depict and quantify (m²) all areas which have been/are intended to be converted to residential use from previous domestic garage use or other uses.

Response to FI

The applicant has submitted documentation clarifying that the garage is been converted to accommodate changing physical needs of the homeowners. The garage will be converted into a wash room and snug room. This conversion of a garage to falls within the provisions of Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended;

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.

Documentation has also been submitted containing plans and elevations of the subject dwelling and the proposed garage conversion along with floorspace measurements to assess under Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended.

Class 1

1. (a) House has no previous extension; proposed conversion is less than 40m²(22.6m²).
(b) Proposed conversion is only on ground floor level.
(c) Proposed conversion is only on ground floor level.
2. House has no previous extension; therefore N/A.
3. Proposed conversion 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. N/A
6. (a) Windows are greater than 1m from the boundary it faces.
(b)N/A.
(c) N/A
7. N/A

This proposed garage conversion has been assessed under Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and does not exceed the conditions and limitations. Therefore, the garage conversion is deemed an exempted development.

Recommendation

WHEREAS a question has arisen as to whether the change of a garage door to a new door (double glazed) as outlined above at Johnstown, Cornafulla, Athlone, Co. Roscommon, N37 X4C, 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 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 change of a garage door to a new door (double glazed) falls under Section 4 (1)(h) of the of the Planning and Development Act, 2000, as amended, and is deemed an exempt development.
- The garage conversion does not exceed the conditions and limitations attached to Class 1 Part 1 Schedule 2 Article 6 of the Planning and Development Regulations 2001, as amended, and is therefore deemed an exempt 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.

AND WHEREAS I have concluded that the change of a garage door to a new door (double glazed) as outlined above at Johnstown, Cornafulla, Athlone, Co. Roscommon, N37 X4C8, is exempted development. I recommend that a declaration to that effect should be issued to the applicant.

Signed: 
Graduate Planner

Date: 12/03/2026

Signed: 
Senior Executive Planner

Date: 12/03/2026


Carmel Curley

From: Mervyn Walsh
Sent: Friday 6 March 2026 13:27
To: Carmel Curley
Subject: FW: FAO Mervyn Walsh (Bernard Gunning Ref. DED 938)
Attachments: Bernard Gunning Ref DED 938 FAO Mervyn Walsh.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Martina Gunning [REDACTED]
Sent: Friday 6 March 2026 12:47
To: Planning Department Planning@roscommoncoco.ie
Subject: FAO Mervyn Walsh (Bernard Gunning Ref. DED 938)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This email originated outside the organisation and may be malicious. Report all suspicious emails immediately by using the Meta Phish button above.

Hi Carmel,

As per phone call this afternoon, see attached documents as discussed.

Thank you,

Kind regards,
Martina Gunning

Please note that I may be sending this email outside your working hours and I do not expect a response or action outside your own working hours



Reference: DED 938



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CL BUILDING
RACECOURSE ROAD
CO. ROSCOMMON
F42 ET67

Ms Martina Gunning



Date: 24th February 2026
Our Ref: Ros 3755

Re: Alterations to Dwelling at Johnstown, Cornafulla, Athlone, Co. Roscommon

Dear Ms Gunning,

I refer to the alterations carried out at your property at Johnstown, Cornafulla, Athlone, Co. Roscommon, and to the information provided to us in relation to same.

Based on the information submitted, the works undertaken comprise the replacement of an existing garage door with double glazed doors, together with the conversion of the former garage area to habitable accommodation.

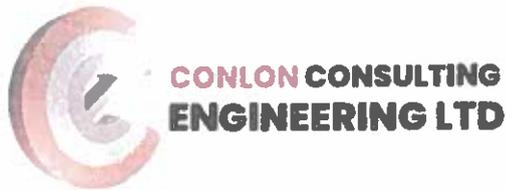
In considering the planning status of these works, regard has been had to Section 4(1)(h) of the Planning and Development Act 2000 (as amended), which provides an exemption for:

“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”

In this instance, while the treatment of the opening has changed, a door opening remains in the same location as previously existed. On that basis, and on the information provided, the works do not appear to materially alter the external appearance of the dwelling so as to render it inconsistent with the character of the structure.

We note that the former garage area measures approximately 15 sq. m. Where an attached garage is converted for use as part of the house, that floor area is generally treated as falling within the relevant Class 1 extension/conversion calculation under the Exempted Development Regulations. In practical terms, the converted garage area is taken into account in assessing the cumulative floor area available for exempted domestic extensions/alterations.

On the basis of the dimensions provided, the garage floor area of 15 sq. m. is below the cumulative threshold of 40 sq. m. applicable under the relevant exempted development provisions (subject to compliance with all other conditions and limitations, including planning history).



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CO. ROSCOMMON
F42 ET67

Accordingly, and based on the information made available to us. If further clarity is required please see document attached from The Office of the Planning Regulator, specifically question seven.

It is our planning opinion that the works described maybe considered Exempted Development. If further clarity is required, we suggest an application for a Section 5 Declaration should be made to the Planning Authority.

For completeness, we attach drawings showing the "before" and "after" condition of the altered elevation/opening.

Should you require any further information, please do not hesitate to contact me.

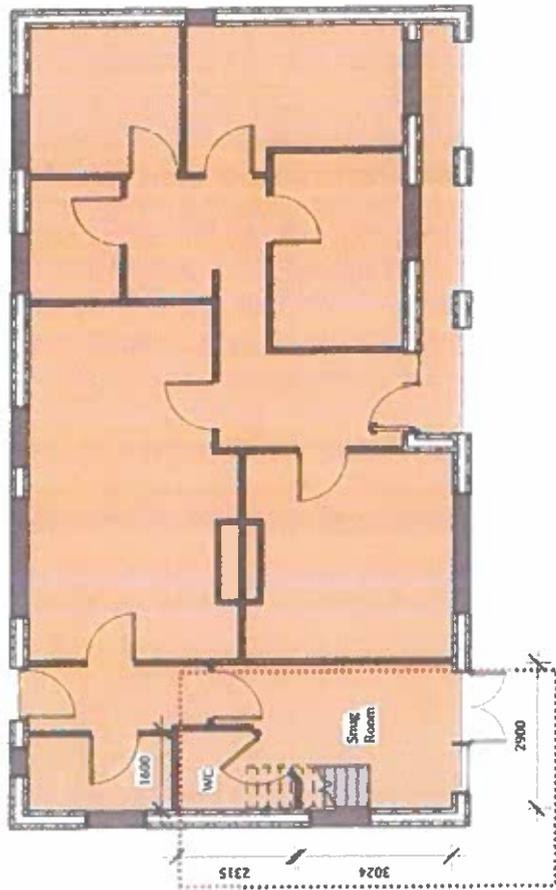
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Johanna McGuirk', written over a horizontal line.

Johanna McGuirk BEng MSc (Hons) PGDip MIEI

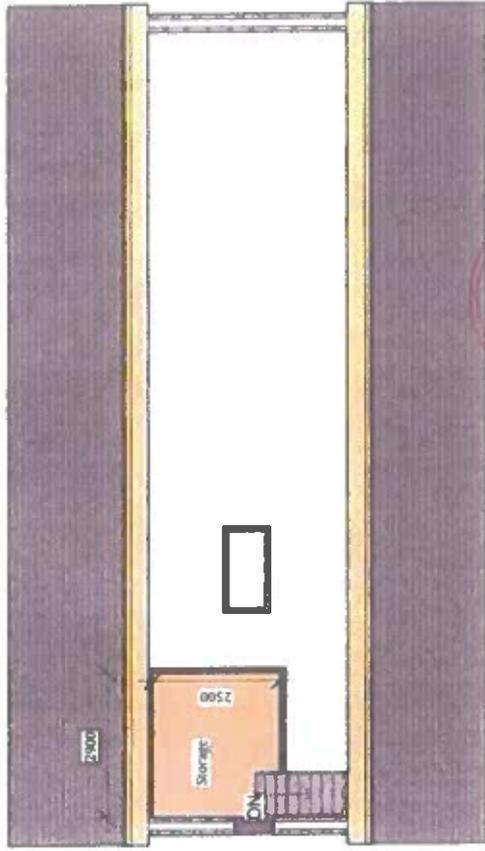


Reference: DED 938



1 GF Existing

1 1 : 100



2 FF Existing

2 1 : 100



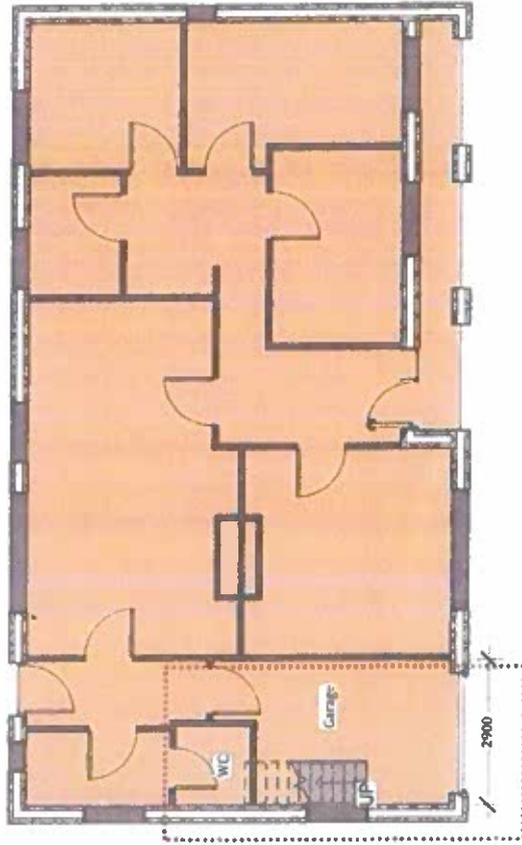
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Tel: 090 666 5341
Web: www.conlonconsulting.ie
Email: info@conlonconsulting.ie

- Red Dash denotes alteration.
Area 15m².

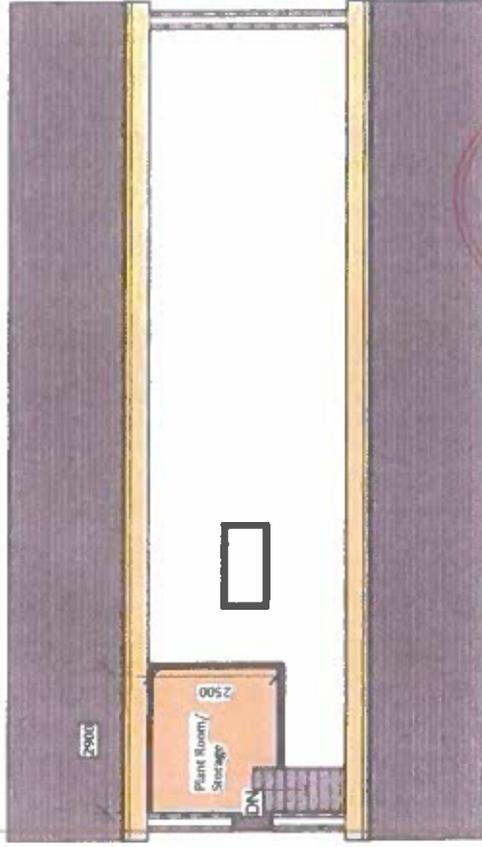
Date	10/02/2026	Ground Floor	
Client/s:	Martina Gunning	Agent:	CONLON CONSULTING ENGINEERING RACECOURSE ROAD ROSCOMMON F42 ET67
Site:	N37 X408 Co. Roscommon	Drawn by:	L. Pinheiro
Project Name	Design Proposal	Checked by:	E. Conlon
Project Number	3755	Sheet No.:	1001
		Scale:	1 : 100

Reference 3 DED 938



GF Previously

1 : 100



FF Previously

2 : 100



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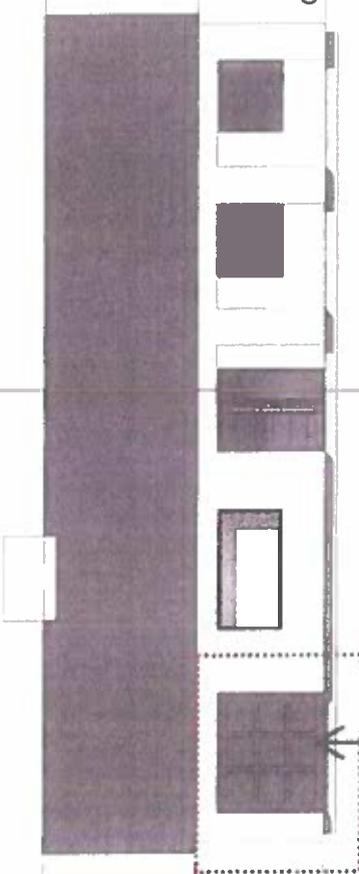
Tel: 090 666 5341
Web: www.conlonconsulting.ie
Email: info@conlonconsulting.ie

- Red Dash denotes alteration.
Area 15m².

Date	10/02/2024	Ground Floor Previously
Client/s:	Martina Gunning	Agent:
Site:	N37 X4CB Cn. Roscommon	CONLON CONSULTING ENGINEERING RACECOURSE ROAD ROSCOMMON F42 ET67
Project Name	Design Proposal	Drawn by:
Project Number	3755	L. Pinheiro
		E. Conlan
		Sheet No.: 1002
		Scale: 1 : 100



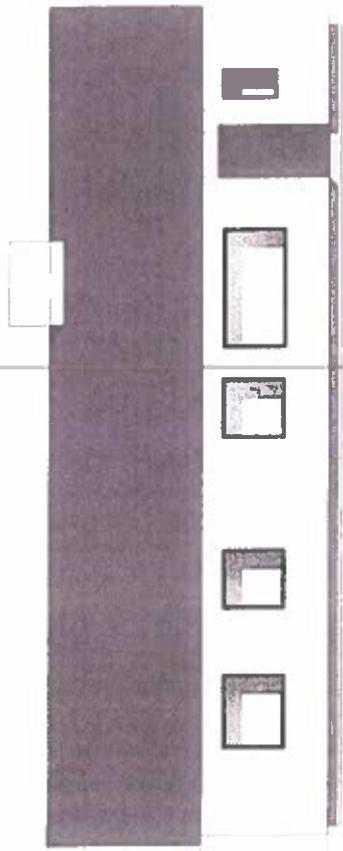
Eaves 5500
 FF Existing 2500
 GF Proposed 0



1 Elevation 1 Previously
 1 : 100

• Solid Panel Door

Eaves 5500
 FF Existing 2500
 GF Proposed 0



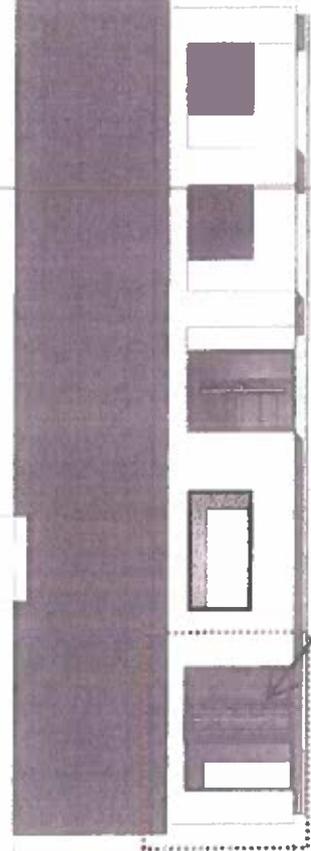
2 Elevation 2 Previously
 1 : 100

• Red Dash denotes alteration.

		Date	10/02/2026	Elevations Previously	
Client/s	Martina Gunning	Agency	CONLON CONSULTING ENGINEERING RACECOURSE ROAD ROSCOMMON F42 BT67	Drawn by:	L. Pinheiro
Site	R37 X4CB Co. Roscommon	Project Name		Checked by:	E. Conlon
Tel: 090 666 5341 Web: www.conlonconsulting.ie Email: info@conlonconsulting.ie		Design Proposal	3755	Sheet No.:	1003
		Project Number		Scale:	1 : 100



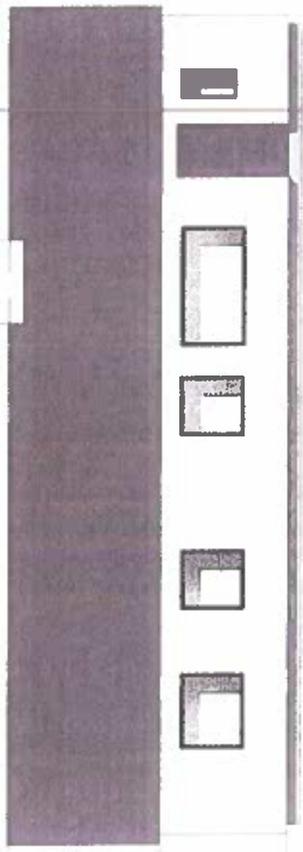
Eaves 5500
 FF Existing 2500
 GF Proposed 0



1 Elevation 1 Existing
 1 : 100

• Glass Door

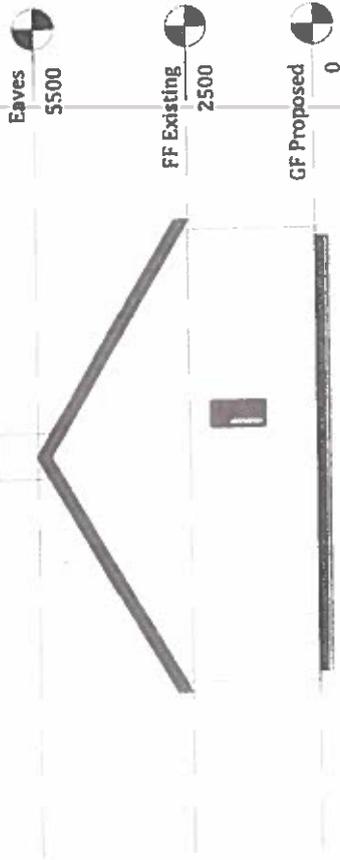
Eaves 5500
 FF Existing 2500
 GF Proposed 0



2 Elevation 2 Existing
 1 : 100

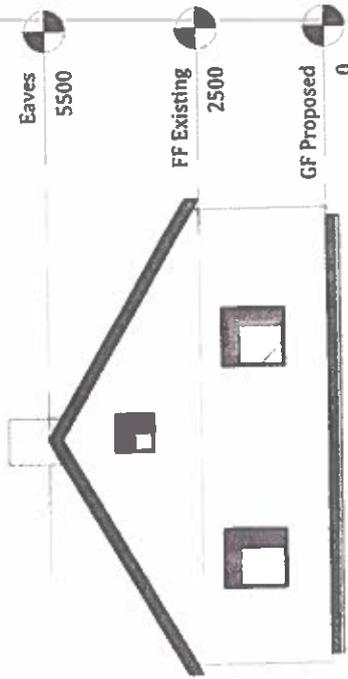
• **Red Dash** denotes alteration.

 <p>CONLON CONSULTING ENGINEERING LTD Tel: 090 666 5341 Web: www.conlonconsulting.ie Email: info@conlonconsulting.ie</p>	Date: 10/02/2026 Client/s: Martina Guerinic Site: N37 X4CB Co. Roscommon Project Name: Design Proposal Project Number: 3755	Elevations Existing Agent: CONLON CONSULTING ENGINEERING RACECOURSE ROAD ROSCOMMON F42 ET67 Drawn by: L. Plimber Checked by: E. Conlon Sheet No.: 1004 Scale: 1 : 100
	Elevation 1 Elevation 2	



Elevation 3 Existing

1 1 : 100

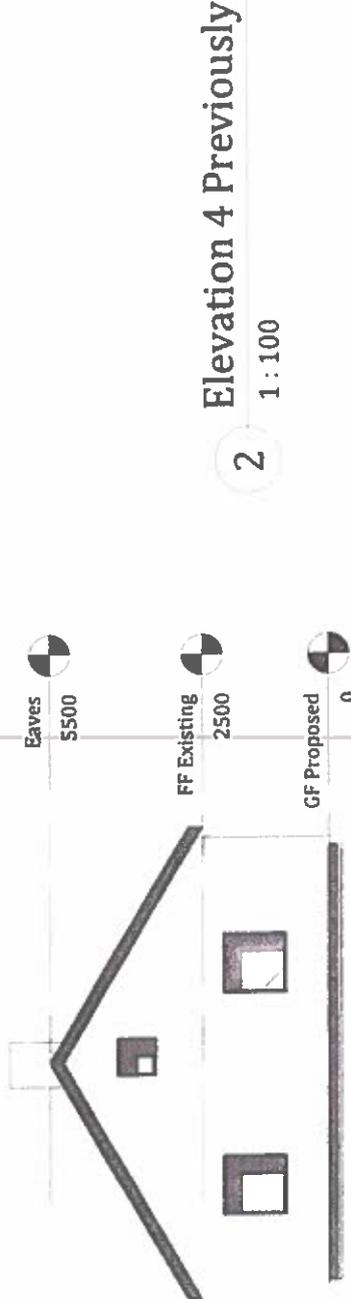
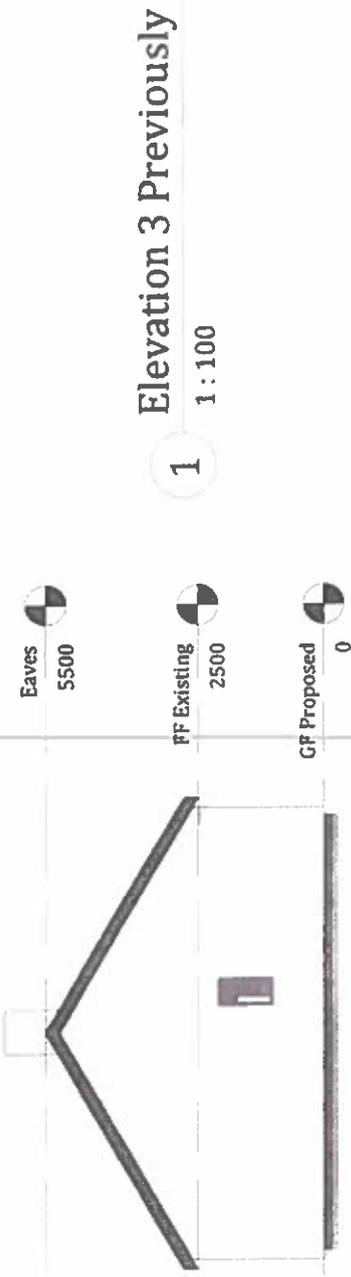


Elevation 4 Existing

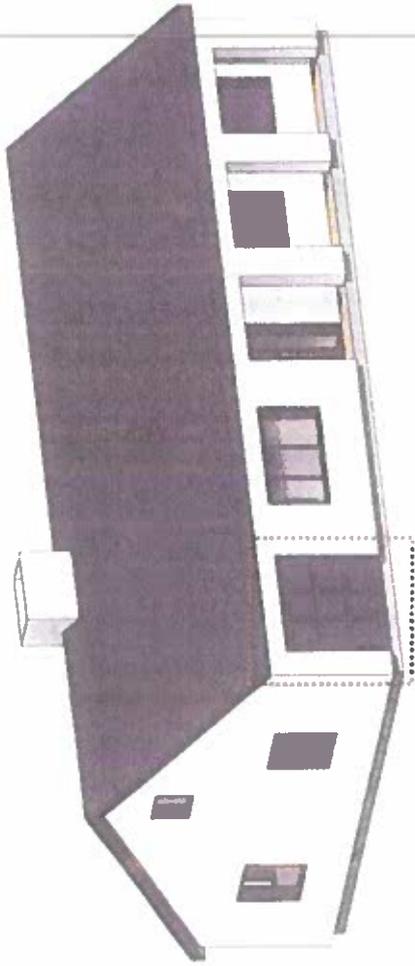
2 1 : 100



<p>CONLON CONSULTING ENGINEERING LTD.</p> <p>Tel: 090 666 5341 Web: www.conlonconsulting.ie Email: info@conlonconsulting.ie</p>		Date	10/02/2026	Elevations Existing	
		Client/s:	Martina Gunning	Agent:	CONLON CONSULTING ENGINEERING RACECOURSE ROAD ROSCOMMON P42 ET67
		Site:	N37 X4CR Co. Roscommon	Drawn by:	L. Finheiro
		Project Name	Design Proposal	Checked by:	E. Cadden
		Project Number	3755	Sheet No.:	1004
				Scale:	1 : 100

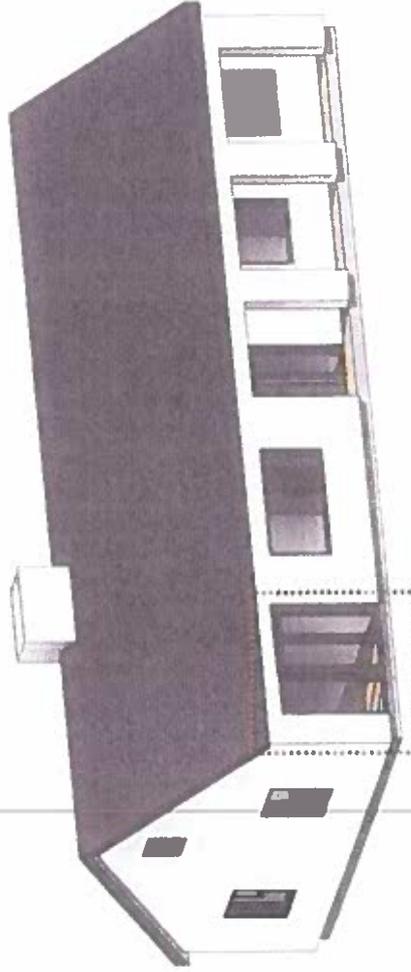


 <p>CONLDN CONSULTING ENGINEERING LTD.</p> <p>Tel: 090 666 5341 Web: www.conldnconsulting.ie Email: info@conldnconsulting.ie</p>		Date	10/02/2026	Elevations Previously	
		Client/s	Martina Ganning	Agent	CONLDN CONSULTING ENGINEERING FACECOURSE ROAD ROSCOMMON F42 ET67
		Site	N37 X4CR Co. Roscommon	Drawn by	L. Phiberto
		Project Name	Design Proposal	Checked by:	E. Canlon
		Project Number	3755	Sheet No.:	1004
				Scale:	1 : 100



3D Previously

1



3D Existing

2

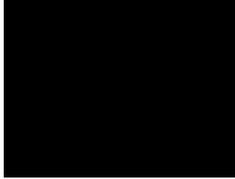
Red Dash denotes alteration.



		CONLON CONSULTING ENGINEERING LTD. Tel: 090 666 5341 Web: www.conlonconsulting.ie Email: info@conlonconsulting.ie		Date	10/02/2026	3D	
		Client/A:	Martina Gunning	Agent:	CONLON CONSULTING ENGINEERING RACECOURSE ROAD ROSCOMMON F42 ET67		
		Site:	N37 X4CB Co. Roscommon	Project Name	Design Proposal	Drawn by:	L. Pinheiro
		Project Number	3755	Checked by:	E. Conlon	Sheet No.:	1005
		Scale	1:1000	MTS			



Bernard Gunning,



Date: 4th February, 2026
Reference: DED 938

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 change of a garage door to a new door (double glazed) at Johnstown, Cornafulla, Athlone, Co. Roscommon, N7 X4C8, is or is not development and is or is not exempted development.

A Chara,

I refer to the above matter and in particular to correspondence received on the 30th January, 2026 in relation to Roscommon County Council's request for Further Information dated 27th January, 2026 (copy attached for reference).

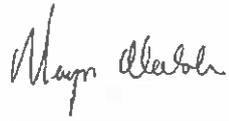
Please note that the said correspondence does not constitute a full response to the request for Further Information dated, 27th January, 2026 as item number 2 of the attached letter has not been addressed adequately:

1. In the event that the converted space is intended for uses ancillary to the residential enjoyment of the principal dwelling and in order for the Planning Authority to assess the proposed development under Class 1, Part 1. Article 6, Schedule 2 of the Planning and Development Regulations, 2001, as amended, the applicant is requested to submit plans and elevations of the development identifying all prior uses including residential and domestic garage floorspaces with intended uses also identified. The plans are required to depict and quantify (m²) all areas which have been/are intended to be converted to residential use from previous domestic garage use or other uses.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 938**.

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

Mise le meas,



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

Planning Ref no.
DED 938



28.01-2026.

Dear Sir/Madam

The garage which is under roof of house i.e. not detached and gain entry from kitchen, size is 9'6" across x 15'3" long ie 15 m².

We first rang and sent email to planning FAD Sharon Kelly 27.06.2025 and did all as requested. It was our intention to change old blue door from 1981 to a more insulated door. The new door was measured to fit into blue garage door space. We applied as instructed on 17-07-2025.

But on 23.07.2025 [redacted] [redacted], please refer to copy of [redacted] and it was then that I tried to get a [redacted] [redacted]

②

30 JAN 2026

PLANNING

ROSCOMMON

I called into planning in Roscommon and asked the girl at the counter could we have an answer for new door and [REDACTED] and that I was trying to get a place for [REDACTED]. When I got the letter and receipt no L01/0236054 dated 6-08-2025 with exempted development written on it, I thought it meant the replacement of door was exempted Development.

② No 2 part of letter dated 27.1-2026 Prior uses turf shed and cutting timber, storing 5 litres bottles of water during Roscommon boil water advisory. Storing recyclable's until we get blue Barna bin.

[REDACTED]

The space is not for enjoyment but for BERNARD and trying to future

(3)

[redacted] and for

no other. Thanking you

Martina Gunning, Bernard's
[redacted]

P.S. Reading and studying again
Point ① of your letter I do not
agree that changing of door
related to conversion of garage,
as you can see by dates,
[redacted] needs for
[redacted] after

27 June 2025 and was out
of our control, [redacted]
Wet room measure 5 foot 3 inch
across X 7 foot 6" long.

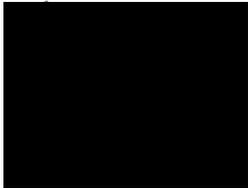




Comhairle Contae
Ros Comáin
Roscommon
County Council



Bernard Gunning,



Date: 27th January, 2026
Reference: DED 938

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 change of a garage door to a new door (double glazed) at Johnstown, Cornafulla, Athlone, Co. Roscommon, N7 X4C8, is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 17th July, 2025 and in order for the Planning Authority to determine as to whether the change of a garage door to a new door (double glazed) at the above address is or is not development and is or is not exempted development, you are requested to submit the following further information:

1. Whilst it is noted that the subject request for a declaration relates to the change of a garage door to a new door it appears following site inspection that the modifications are associated with the conversion of a domestic garage to other use. In this context, please clarify the use/intended use of the said converted floorspace.
2. In the event that the converted space is intended for uses ancillary to the residential enjoyment of the principal dwelling and in order for the Planning Authority to assess the proposed development under Class 1, Part 1. Article 6, Schedule 2 of the Planning and Development Regulations, 2001, as amended, the applicant is requested to submit plans and elevations of the development identifying all prior uses including residential and domestic garage floorspaces with intended uses also identified. The plans are required to depict and quantify (m²) all areas which have been/are intended to be converted to residential use from previous domestic garage use or other uses.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number DED 938

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

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning.



**CONFIDENTIAL
INFORMATION
REMOVED**

Roscommon County Council
Kras an Chortae
Roscommon
00066 37100

06/08/2025 09:37:38

Receipt No : 101/0/236054

BERNARD GUNNING

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80 00
GOODS	60 00
VAT Exempt/Non-vatable	
DED938	

Total : 80 00 EUR

Tendered :
Money Order 80 00
481893

0 00

Issued By : Louis Carroll
From : Central Cash Office



AO Sharon -Planning Department

messages

artina Gunning [REDACTED]
r: <planning@roscommoncoco.ie>

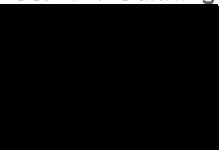
Fri 27 Jun 2025 at 12:41

Hi Sharon,

As discussed, please see attached picture of garage door that we intend to change to a new door ie. 3 panel glass door (which is made up of 2 French doors and 1 fixed glass panel door). As discussed on the phone call, the dimensions of the door are not going to change.

(Please note it was Martina Gunning, [REDACTED], that you were speaking with on the phone.)

Kind regards,
Bernard Gunning



IMG_0797.jpeg

Sharon Kelly <SKelly@roscommoncoco.ie>
): Martina Gunning [REDACTED]

Tue 1 Jul 2025 at 11:21

Hi Martina,

I refer to your email below.

Please contact Planning at 0906637175



Regards, Sharon.

Sharon Kelly | Assistant Staff Officer / Planning Department | Roscommon County Council
(Direct: (090) 6637175 | *: skelly@roscommoncoco.ie | www.roscommoncoco.ie
Aras an Chontae, Roscommon, Co. Roscommon. F42 VR98 MAP LOCATION

www.roscommoncoco.ie





COMMON COUNTY C
30 JAN 2026
ANNING SECTION

6:41



13 Oct 2025
9:59 p.m.



 Live



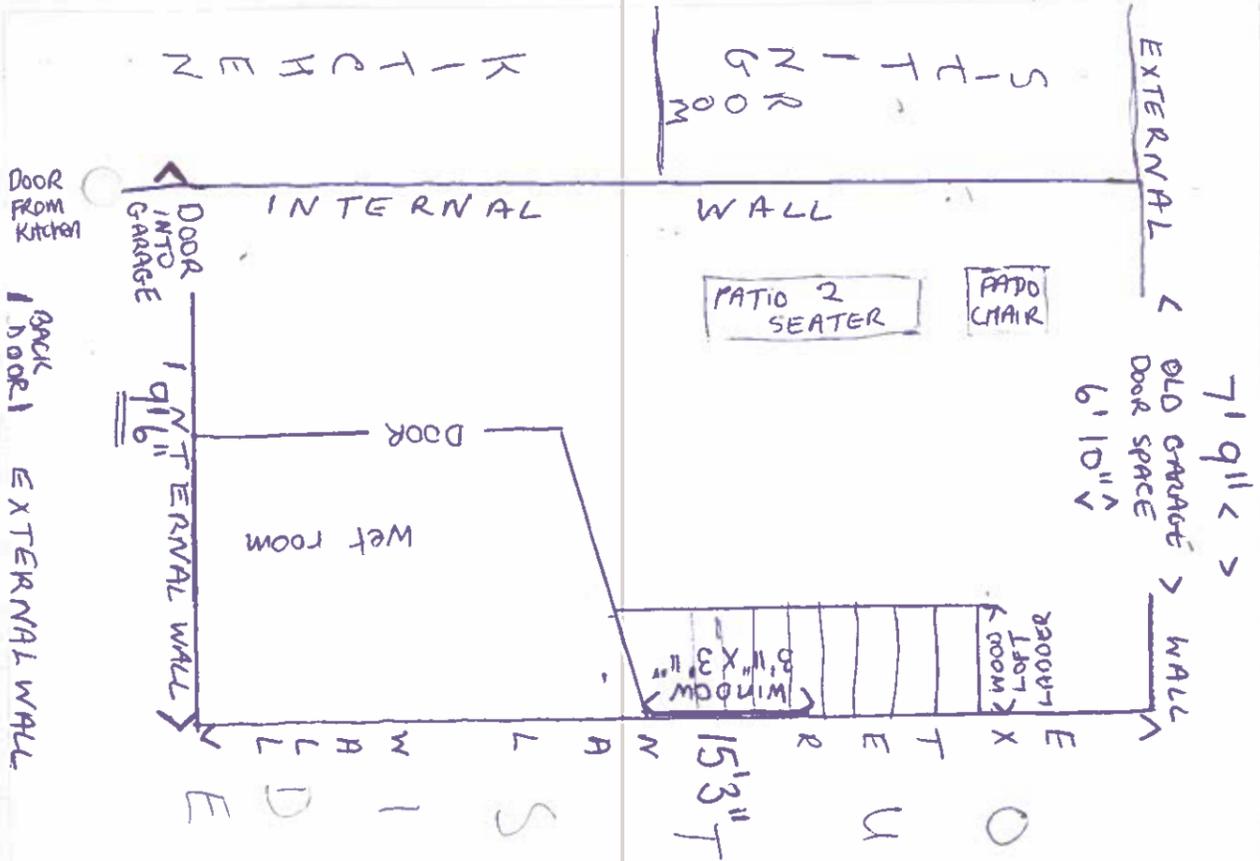

Share


Edit


Add to


Bin

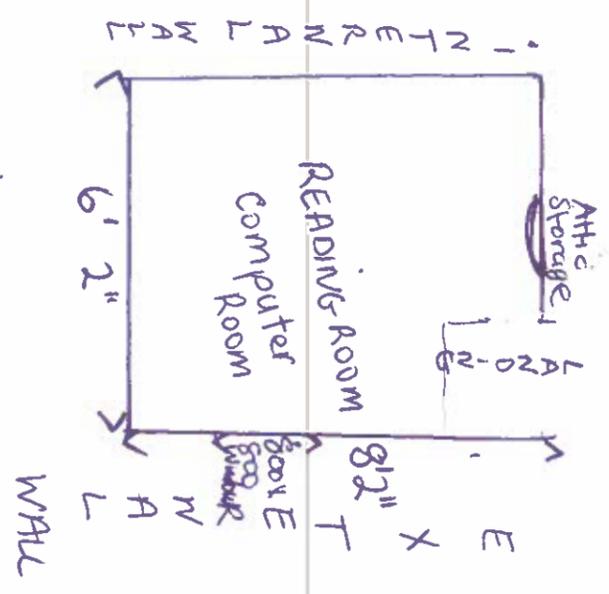




GARAGE ATTACHED TO SITTING ROOM AND KITCHEN. GARAGE 9'6" ACROSS AND 15'3" LONG.

LOFT = 8'2" LONG
6'2" WIDE

Removal of Workings Sun 11/15





Comhairle Contae
Ros Comáin
Roscommon
County Council



Bernard Gunning,



Date: 27th January, 2026
Reference: DED 938

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 change of a garage door to a new door (double glazed) at Johnstown, Cornafulla, Athlone, Co. Roscommon, N7 X4C8, is or is not development and is or is not exempted development.

A Chara,

Further to your application received on the 17th July, 2025 and in order for the Planning Authority to determine as to whether the change of a garage door to a new door (double glazed) at the above address is or is not development and is or is not exempted development, you are requested to submit the following further information:

1. Whilst it is noted that the subject request for a declaration relates to the change of a garage door to a new door it appears following site inspection that the modifications are associated with the conversion of a domestic garage to other use. In this context, please clarify the use/intended use of the said converted floorspace.
2. In the event that the converted space is intended for uses ancillary to the residential enjoyment of the principal dwelling and in order for the Planning Authority to assess the proposed development under Class 1, Part 1. Article 6, Schedule 2 of the Planning and Development Regulations, 2001, as amended, the applicant is requested to submit plans and elevations of the development identifying all prior uses including residential and domestic garage floorspaces with intended uses also identified. The plans are required to depict and quantify (m²) all areas which have been/are intended to be converted to residential use from previous domestic garage use or other uses.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 938**

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

Mise le meas,

Mervyn Walsh,
Administrative Officer,
Planning.

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

Reference Number:	DED 938
Re:	Permission for the change of a garage door to a new door (double glazed) under the Planning & Development Act (Exempt Development) Regulations 2018
Name of Applicant:	Bernard Gunning
Location of Development:	Johnstown, Cornafulla, Athlone, Co. Roscommon, N37 X4C8.
Site Visit:	18 th August 2025

WHEREAS a question has arisen as to whether the following works for the change of a garage door to a new door (double glazed) 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 Part 1 Article 6 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 Acts 2000 as amended.
- (e) The planning history of the site.

Site Location & Development Description

The site consists of a southwest facing bungalow located on the L-7622 Local Secondary Road. It is situated c. 1.4km from Cornafulla village. The proposed development consists of the change of a garage door to a new door (double glazed).

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 River Shannon Callows SAC (Site Code 000216) located c. 4km from the proposed development.

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 planning history traced to this site.

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 Part 1 Schedule 2 Article 6

Development Description	Conditions and Limitations
<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>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(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.</p> <p>(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.</p>
	<p>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.</p> <p>(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.</p> <p>(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>

	<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. (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>

Initial 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 installation of a new double-glazed double door replacing a garage door.

This work has been 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 stated work falls under the provisions of Section 4 (1)(h) of the Planning and Development Act 2000 (as amended).

Given the nature of the proposal and the replacing of a garage door with a UPVC door, it appears following site inspection that the applicant is converting an existing garage into a residential space. This application will be assessed under Class 1 Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended.

The applicant has not included plans and elevations with this application. In order for an assessment to be carried out under Class 1 Part 1 Article 6 Schedule 2 of the Planning and Development Regulations, 2001, as amended, the applicant must submit plans and elevations of the proposed development.

Recommendation

In relation to the change of a garage door to a new door (double glazed) as outlined above at Johnstown, Cornafulla, Athlone, Co. Roscommon, N37 X4C8, it is recommended that further information be sought as set out below:

1. Whilst it is noted that the subject request for a declaration relates to the change of a garage door to a new door it appears following site inspection that the modifications are associated with the conversion of a domestic garage to other use. In this context, please clarify the use/intended use of the said converted floorspace.
2. In the event that the converted space is intended for uses ancillary to the residential enjoyment of the principal dwelling and in order for the Planning Authority to assess the proposed development under Class 1, Part 1. Article 6, Schedule 2 of the Planning and Development Regulations, 2001, as amended, the applicant is requested to submit plans and elevations of the development identifying all prior uses including residential and domestic garage floorspaces with intended uses also identified. The plans are required to depict and quantify (m²) all areas which have been/are intended to be converted to residential use from previous domestic garage use or other uses.

Signed: 
Graduate Planner

Date: 26/01/2026

Signed: 
Senior Executive Planner

Date: 26/01/2026



Bernard Gunning,



Date: 6th August, 2025
Planning Reference: DED 938

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 change of a garage door to a new door (double glazed) at Johnstown, Cornafulla, Athlone, Co. Roscommon, N37 X4C8, is or is not development and is or is not exempted development.

A Chara,

I wish to acknowledge receipt of the application which was received on the 17th July, 2025, 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: L01/0/236054 dated 6th August, 2025 receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 938**
This should be quoted in all correspondence and telephone queries.

Mise le meas,

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

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

08/08/2025 09:37:38

Receipt No.: L01/0/236054

BERNARD GUNNING

EXEMPTED DEVELOPMENT

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED938	

Total: 80.00 EUR

Tendered:
Money Order 80.00
481893

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

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)	BERNARD GUNNING
Name of Agent	NONE
Nature of Proposed Works	CHANGE 1980 Blue garage door to a new door, double glaze
Location & Address of Subject Property to include, Eircode (where applicable), Townland & O.S No.	JOHNSTOWN, CORNAFLA ATHLONE, Co. Roscommon N37 X4C8
Floor Area: a) Existing Structure b) Proposed Structure	a) _____ b) _____
Height above ground level:	_____
Total area of private open space remaining after completion of this development	_____
Roofing Material (Slates, Tiles, other) (Specify)	_____



Roscommon County Council

Application for a Declaration under Section 5 of the

Proposed external walling (plaster, stonework, brick or other finish, giving colour)	—
Is proposed works located at front/rear/side of existing house.	GARAGE DOOR AT FRONT OF HOUSE
Has an application been made previously for this site	NO
If yes give ref. number (include full details of existing extension, if any)	
Existing use of land or structure	—
Proposed use of land or structure	—
Distance of proposed building line from edge of roadway	—
Does the proposed development involve the provision of a piped water supply	—
Does the proposed development involve the provision of sanitary facilities	—

AND GARAGE ATTACHED TO HOUSE

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

Signature: Bernard Gunning

Date: 3-07-2025.



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





An Roinn Talmhaíochta,
Bia agus Mara
Department of Agriculture,
Food and the Marine

For Basic Payment Income Support for Sustainability, Areas of Natural Constraint Scheme and other Area Based Scheme purposes only
Year: 2024

Name: BERNARD GUNNING
Address: JOHNSTOWN
CORNAFULLA
ATHLONE
CO ROSCOMMON

Herd Nos: [REDACTED]

Townland Code: T10603
Townland Name: JOHNSTOWN DEMESNE

Parcel	Digitised	Eligible Hectare	Claimed
T1060300034	0.61	1.22	1.2
T1060300081	1.27	0.23	0.23
T1060300083	0.23	0.23	0.23

Exclusions	Parcel	Area	Reo%	Elig Type
T1060300034	1029	0.05	40	Tree
T1060300081	0954	0.05	100	Farm Yard
T1060300083	1030	0.17	20	Scrub

Ortho Used: VSCR_LATEST_ORTHO

All areas displayed above are in hectares

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Imagery Dates: 15/04/2020

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Page 1 of 4 Sat Dec 23 13:39:57 2023

Black arrow shows
garage door





**Department of
Agriculture,
Food and the Marine**

For Basic Payment Scheme,
Areas of Natural Constraint Scheme and
other Area-Based Schemes Purposes only
Year: 2017 Scale: 1:5000

Name: Bernard Gunning

Address: Johnstown
Cornalulla
Ahtlone

Townland Code: [REDACTED]
Townland Name: JOHNSTOWN DEMESNE

Parcel	Digitised	MEA*	Claimed
T10603272	0.66	0.66	0.66
T10603369	1.24	1.19	1.23
T10603371	0.26	0.25	0.24

Exclusions	Area	Red%	Elig Type
Parcel	X01	0.048	100%
T10603369	X01	0.048	0.00 Farm Yard

Ortho Used: Color Ortho Full Coverage



All areas displayed above are in hectares
*MEA calculation available online via agridis.ie

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T1060213 of 4 - Sat Dec 09 10:51:56 GMT 2017

082443

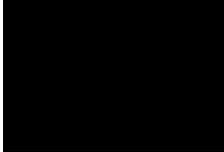


COMMON COUNTY COUNCIL
PLANNING SECTION
JUL 2025





Bernard Gunning & Martina Gunning,



Date: 15th July, 2025

Re: Request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)

A Chara,

I refer to your application form for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended) received on 7th July, 2025.

In order to apply for a Section 5 Declaration, it is necessary for you to submit the following:

- ✓ • Site location map to a scale of 1:2500 clearly identify the location
- ✓ • Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- ✓ • Detailed specification of development proposed – the description provided indicated alterations to the exterior – please provide plans and elevations depicting same. Please also provide photographic details of same.

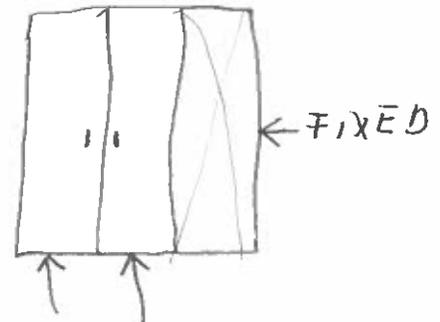
I am returning herewith your correspondence which was received on 7th July, 2025. On receipt of the above mentioned, the request will be considered further.

Mise le meas,



Alan O'Connell,
Senior Executive Planner,
Planning.

Blue garage to



Double doors, single side
A rated double glazing 89.5" X 77"