



Comhairle Chontae Liatroma
Leitrim County Council

**Declaration regarding Development/Exempted Development
(Section 5 of Planning & Development Act 2000, as amended)**

Leitrim County Council Reference Number: ED- 25-35

WHEREAS a question has arisen as to whether the proposed renovation and extension of an existing dwelling house to include replacement roof, replacement windows and doors and provision of a new single storey rear extension measuring under 33m² at Country View, Gortnalamph, Mohill, Co. Leitrim is or is not development and whether it is or is not exempted development;

AND WHEREAS the said question was referred to Leitrim County Council by Paul and Clair Rosser on the 29th of July 2025;

AND WHEREAS Leitrim County Council, in considering this referral, had regard particularly to –

- (a) Sections 2(1), 3(1) and 4(1) of the Planning and Development Act, 2000, as amended,
- (b) Articles 6(1) and 9(1) of the Planning and Development Regulations 2001, as amended,
- (c) Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,

AND WHEREAS Leitrim County Council has concluded that:

- (a) the renovation works to the dwelling, including the stated replacement of the existing corrugated roof sheeting with a new corrugated iron roof sheeting finish constitutes development which is exempted development under the provisions of Section 4(1)(h) of the Planning and Development Act 2000, as amended, as these works are 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;
- (b) the proposed construction of a single-storey extension measuring under 33m² to the rear of the existing dwelling constitutes development which is exempted development with the provisions of Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, applying in this instance.

NOW THEREFORE Leitrim County Council, in exercise of the powers conferred on it by Section 5(2)(a) of the 2000 Act, as amended, hereby declares that:

The proposed renovation and extension of an existing dwelling house to include replacement roof, replacement windows and doors and provision of a new single storey rear extension measuring under 33m² at Country View, Gortnalamph, Mohill, Co. Leitrim is development that is **exempted development**.

Signed:

PP

**Administrative Officer
Planning Department**

Dated this

8th August 2025

ED-25-35 Advice Note:

You are advised that this declaration of exempted development afforded to the proposed rear extension is based on compliance with the conditions and limitations of Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended. As such, the proposed rear extension shall conform to these conditions and limitations.

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