



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

**Leitrim County Council Reference Number: ED- 25-31**

**WHEREAS** a question has arisen as to whether the construction of an extension to the front of a house, measuring 40m<sup>2</sup> and not higher than the existing house, constitutes development and whether it is or is not exempted development.

**AND WHEREAS** the said question was referred to Leitrim County Council by Kevin Byrne on the 27<sup>th</sup> of June 2025 in relation to a property/site at Cloncoose, Annaghmore, Co. Leitrim, N41 XN90.

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

- (a) Sections 2(1) and 3(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) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) and
- (d) the documentation submitted as part of the referral;

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

- (a) the construction of an extension **to the front of a house**, measuring 40m<sup>2</sup> and not higher than the existing house is considered to be development **and is not exempted development** as per Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) of the Planning and Development Act 2000 (as amended).

**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:

- (b) the construction of an extension to the front of a house, measuring 40m<sup>2</sup> and not higher than the existing house is development and **is not exempted development**.

Signed: pp

**Administrative Officer  
Planning Department**

**Dated this 21<sup>st</sup> August 2025**

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*Beidh fáilte roimh freagra tre Ghaeilge*



**Comhairle Chontae Liatroma  
Leitrim County Council**

**ED-25-31 Advice Note:**

While the application made refers to an extension to the rear of the house, the location of the proposed extension, as confirmed during a site inspection, is to the front of the dwelling and not the rear.

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