



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- 25-11**

**WHEREAS** a question has arisen as to whether the construction of an extension, not exceeding 40m<sup>2</sup>, to the rear of the dwelling, constitutes development which is exempted development.

**AND WHEREAS** the said question was referred to Leitrim County Council by John Dugdale & Helen Dugdale on 21<sup>st</sup> of March 2025 in relation to a property/site at Drumdart, Eslinbridge, Carrick.On.Shannon, Co. Leitrim, N41N7C9

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

- (a) Section 2(1), 3(1) and 4(1) of the Planning and Development Act, 2000 (as amended)
- (b) Article 6 (1) of the Planning and Development Regulations 2001 (as amended)
- (c) Article 9 (1)(a) of the Planning and Development Regulations 2001 (as amended)
- (d) Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended)
- (e) Schedule 2, Part 1, Class 50 of the Planning and Development Regulations 2001 (as amended)

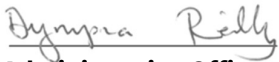
**AND WHEREAS** Leitrim County Council has concluded that –

- a) The construction of an extension, not exceeding 40m<sup>2</sup>, to the rear of the dwelling, constitutes development which is exempted development with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) applying in this instance, and;
- b) The demolition of the existing detached shed to facilitate construction of the aforementioned extension the provisions of Schedule 2, Class 1 & Class 50 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 construction of an extension, not exceeding 40m<sup>2</sup>, to the rear of the dwelling, constitutes development which **is exempted development**.

**Signed:**

  
**Administrative Officer**  
**Planning Department**

**Dated this      9<sup>th</sup> April, 2025**

**Advice Note**

**Section 5 – John Dugdale & Helen Dugdale – Drumdart, Eslinbridge, Carrick On Shannon, Co. Leitrim  
N41N7C9**

The following limitations as set out in Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended) are applicable to the exemption issued in respect of the provision of the extension to the rear of the dwelling:

- *The height of the walls of any such extension shall not exceed the height of the rear wall of the house.*
- *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.*
- *The roof of any extension shall not be used as a balcony or roof garden.*