



**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- 25-21

WHEREAS a question has arisen as to whether the proposed renovation and extension of an existing dwelling house to include replacement roof, new front porch, new rear extension, removal of existing rear extension and shed complete with all general renovation works at Drumboher, Cloone, 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 Pat and Doreen Keegan on the 2nd of May 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,
- (d) Class 7 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (e) Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, and
- (f) the documentation submitted as part of the referral;

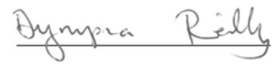
AND WHEREAS Leitrim County Council has concluded that:

- (a) the renovation works to the dwelling, including the stated replacement of the existing corrugated concrete/cement roof sheeting with a new slate finished roof constitute 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 demolition of the previous porch structure and its replacement with a new front porch constitutes development which is exempted development with the provisions of Class 7 and Class 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, applying in this instance.; and
- (c) the demolition of the existing extension and lean-to shed to the rear of the dwelling and their replacement with a single storey rear extension with a floor area of 23.3m² constitutes development which is exempted development with the provisions of Class 1 and Class 50 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, new front porch, new rear extension, removal of existing rear extension and shed complete with all general renovation works at Drumboher, Cloone, Co. Leitrim is development that **is exempted development.**

Signed:



**Administrative Officer
Planning Department**

Dated this 23rd May, 2025