



## 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- 25-08**

**WHEREAS** a question has arisen as to whether proposed construction of a conservatory of circa 38 square metres (less than 40 square metres) to the rear of the existing dwelling is exempted development

**AND WHEREAS** the said question was referred to Leitrim County Council by Jody Cox on the 6<sup>th</sup> March 2025 in relation to a property/site at O'Hara's Cottage, Gortnasillagh East, Drumkeerin, Co. Leitrim, N41 X340

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

- (a) Section 3(1) of the Planning and Development Act, 2000 (as amended)
- (b) Section 4(1) (h) of the Planning and Development Act, 2000 (as amended)
- (c) Class 1 of Schedule 2, Part 1 of Exempted Development *General*

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

- a) The location of the proposed conservatory is now accurately described as the rear of the dwelling house.
- b) Development of this nature to the rear is exempted development.
- c) The proposal provides for the creation of additional floorspace to the rear of the existing dwelling.

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

The proposed construction of a conservatory of circa 38 square metres (less than 40 square metres) to the rear of the existing dwelling constitutes development which **is** exempted development.

Signed:

**Administrative Officer  
Planning Department**

**Dated this 27<sup>th</sup> March, 2025**