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- 26-37

WHEREAS a question has arisen as to whether the demolition of an existing rear extension and the construction of a replacement extension no greater than 40sqm in floorspace to the rear of the dwelling at Dunavinally, Gorvagh, Co. Leitrim N41 H674, 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 Louise & Caillin Wrynn on the 11th of June 2026:

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

(a) Sections 2(1), 3(1) and 4(1)(h) 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 50 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended, and
(e) the documentation submitted as part of the referral;

AND WHEREAS Leitrim County Council has concluded that:

(a) the demolition of the existing rear extension and the construction of a replacement extension no greater than 40sqm in floorspace to the rear of the dwelling 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 demolition of an existing rear extension and the construction of a replacement extension no greater than 40sqm in floorspace to the rear of the dwelling at Dunavinally, Gorvagh, Co. Leitrim N41 H674 is development that is exempted development subject to the following relevant, but not limited to, conditions and limitations associated with Class 1 of Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended:

- Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.
- Where the rear wall of the house does not include a gable, 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 construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.

- Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.
- Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.
- The roof of any extension shall not be used as a balcony or roof garden.

Signed: _____

Senior Staff Officer
Planning Department

Dated this **16th June 2026**