



**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- 26-04

WHEREAS a question has arisen as to whether the refurbishment of the derelict dwelling, replacement of roof and construction of single storey extension with a floor area of 6m² to the rear of the dwelling at Annaghbradican, Efrinagh, Co. Leitrim N41 E4X2 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 Klara Deak on the 21 January 2026;

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 Schedule 2 Part 1 of the *Exempted Development –General* 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 refurbishment of a derelict dwelling, replacement of roof and construction of single storey extension with a floor area of 6m² to the rear of the dwelling at Annaghbradican, Efrinagh, Co. Leitrim N41 E4X2 is considered to be works and is, therefore, development within the meaning of the Planning and Development Act 2000, as amended; and
- (b) the refurbishment of a derelict dwelling, replacement of roof and construction of single storey extension with a floor area of 6m² to the rear of the dwelling at Annaghbradican, Efrinagh, Co. Leitrim N41 E4X2 is exempted development as per Class 1 of Schedule 2 Part 1 of the *Exempted Development –General* of the Planning and Development Regulations 2001 (as amended) and Section 4(1)(h) 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:

The refurbishment of a derelict dwelling, replacement of roof and construction of single storey extension with a floor area of 6m² to the rear of the dwelling at Annaghbradican, Efrinagh, Co. Leitrim N41 E4X2 is development and is exempted development.

Signed:

**Administrative Officer
Planning Department**

Dated this

13th February 2026

Advice Note

Section 5 – Klara Deak, Annaghbradican, Efrinagh, Co. Leitrim, N41 E4X2

You are advised of the following:

1. The roof tile shall be of natural slate tiles.
2. Planning permission is required for the installation or upgrade of a domestic wastewater treatment system.
3. 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 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.
 - The roof of any extension shall not be used as a balcony or roof garden.