



House Extension Planning Exemptions Guide

South Dublin County Council Planning Department

House Extensions

Planning Permission and Exempted Development

Many house extensions require planning permission. However, there are certain exceptions to this known as 'exempted development', which can be constructed without planning permission.

Categories of exempted development are set out in the Planning and Development Act 2000 (as amended), and the Planning and Development Regulations 2001 (as amended).- Exempted Development 'Development within the curtilage of a House', Classes 1, 3 and 7 set out the main criteria and thresholds relating to extensions, for example; size, height and distance from the boundary.

An extension can be constructed as exempted development and without planning permission provided it complies with ALL of the relevant criteria and thresholds. If it doesn't comply with the criteria, then planning permission is required.

This section contains a summary of the main criteria relating to exempted development for extensions. For further details regarding exempted development, refer to the Planning and Development Regulations 2001 (as amended), in particular Articles 6 and 9 and Schedule 2 Part 1 'Exempted Development'; available on the Department of the Environment, Heritage and Local Government website www.environ.ie.

It is important to note that:

- Exemptions listed in this section only apply to an existing house.
- Exempted development CANNOT be added to a house under construction
- Exemptions do not apply to apartments or duplexes

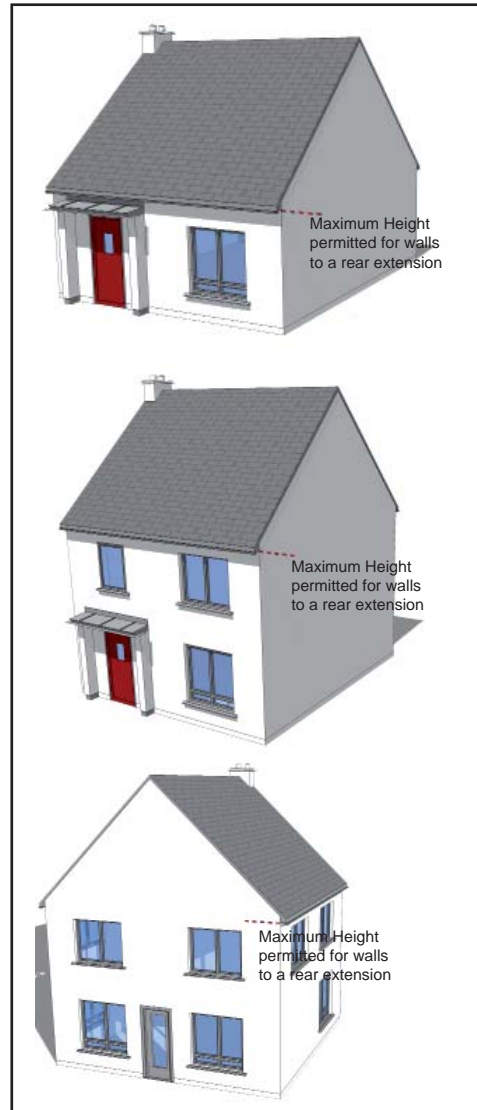
It is the householder's responsibility to check if planning permission is needed or not for an extension before starting any site preparation or construction work.



Careful choice of materials to enhance the setting
Studio D Architects

Exemption Criteria:

- Extensions (other than porches but including conservatories) should be located to the rear of the house.
- The original floor area of the house will not be increased by more than 40 sq.m. in total.
- If the dwelling has been extended previously, the combined floor area of the proposed extension and the floor area of previous extensions cannot exceed 40 sq.m.
- If a two-storey extension is proposed to a *terraced or semi-detached house*, no more than 12 sq.m. of the total 40 sq.m. can be built above ground floor level.
- If a two-storey extension is proposed to a *detached house*, no more than 20 sq.m. of the total 40 sq.m. can be built above ground floor level.
- Any part of an extension above ground floor level including soffit, fascia, gutter and pipework must be at least 2m away from a party boundary (see Gap (i) Diagram C, page 25).
- Any ground floor window in a proposed extension must be at least 1m away from the boundary it faces onto (see Gap (ii) Diagram C, page 25).
- Any window above ground floor level in an extension must be at least 11m away from the boundary it faces onto (see Gap (iii) Diagram C, page 25).
- The extension should not reduce the rear garden area to less than 25 sq.m in total.

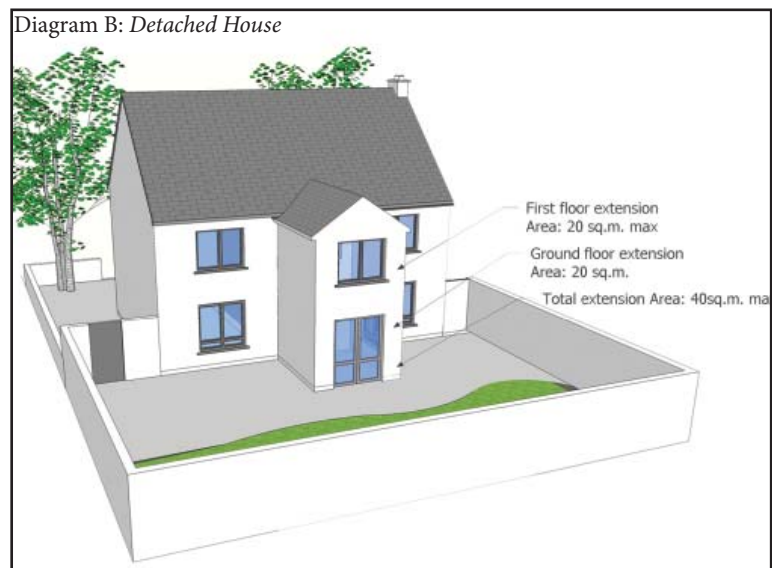


Exempted Development Criteria for wall height

Exemption Criteria (condt.):

- The extension should not exceed the height of the house.
- If the rear wall of the house does not include a gable, the height of the extension walls must not exceed the rear wall of the house.
- If the rear wall of the existing house has a gable, the walls of the extension (excluding any gable being built as part of the extension) shall not be higher than the side walls of the house.
- In the case of a flat roofed extension, the height of the highest part of the roof may not exceed the height of the eaves or parapet of the original house. In any other case, no part of the new roof may exceed the highest part of the roof of the house.
- Any extension roof should not be used as balcony or roof garden.
- In the case of a porch extension to the front of a house, the proposed porch should be located at least 2m from any public road or footpath, and not have a floor area greater than 2 sq.m. If the porch has a tiled or slated pitched roof, it should not exceed 4m in height or 3m in height for any other roof type.
- Construction of any extension should not contravene any condition of a planning permission relating to the house or estate.
- The extension should only be used for residential purposes.

Exemption Criteria (condt.):



Diagrams A and B:
Examples of how maximum extension sizes permissible under exempted development for semi-detached, terraced and detached houses might look

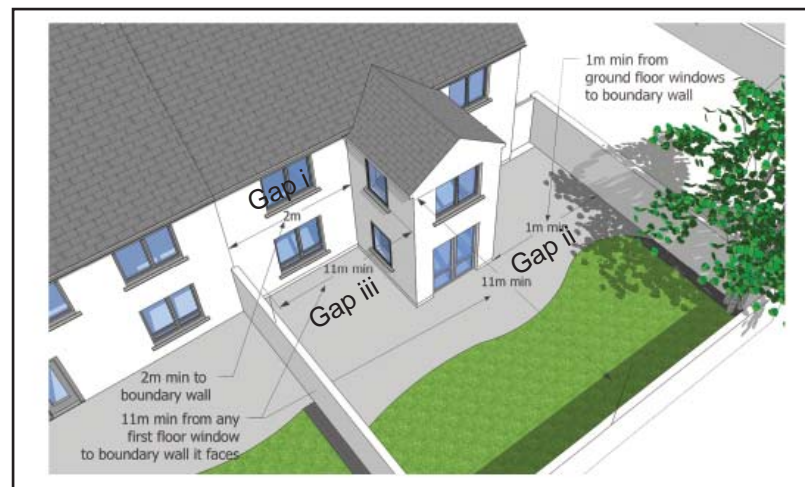
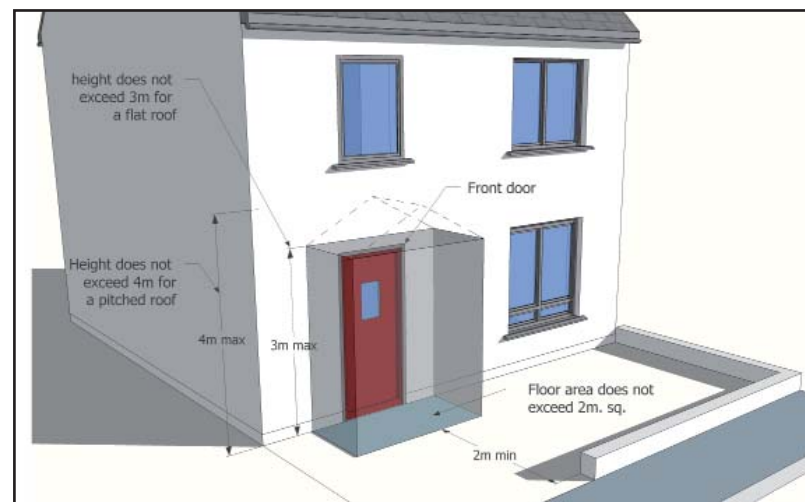


Diagram C: Exempted Development Distance Criteria for windows in extensions



Exempted Development Criteria for porches to the front of the house

How can I check if a proposed extension is exempt or not?

If further advice is required on whether or not planning permission is needed for a proposed extension, then you can contact the Planning Department at South Dublin County Council for advice or, if written advice is required, apply to the Council's Planning Department for a Declaration of Exemption (form available on www.sdublincoco.ie) with the appropriate fee. A declaration on the matter will be issued within 4 weeks with a report outlining the basis for the decision. If the applicant is unhappy with the decision made by the Council, they can appeal the decision to An Bórd Pleanála.

Frequently Asked Questions

Do I need planning permission to insert dormer windows or rooflights in the roof of my house?

Planning permission is required for ALL types of dormer windows proposed to any part of the roof of a house.

Planning permission is required for rooflights or skylights proposed on any roof slope of a dwelling that faces onto a public street. Planning permission is not required for rooflights or skylights proposed on the rear roof slope of a dwelling or on roof slopes that do not face onto a public street provided that they lie flush with the existing roof slope. In this case, it should be noted that the number and size of rooflights or skylights proposed should not dominate the roof slope - it is recommended that they do not cover more than 20% of the roof slope on which they are located.

Do I need planning permission to make changes to the front of my house?

Planning permission is required for all extensions proposed to the front of a house (except for the small porch structures illustrated on this page). This includes structures to the front of the house such as a canopy or bay windows, or other changes that will affect the character of the house.

Do I need permission to erect a TV satellite dish on my house?

Where the erection of a dish type antenna used for the receiving and transmitting of signals from satellites is to take place on or around a house the following limitations apply:

- No more than one such antenna shall be erected on, or within the curtilage of a house
- The diameter of any such antenna shall not exceed 1 metre
- No such antenna shall be erected on, or forward of, the front wall of the house
- No such antenna shall be erected on the front roof slope of the house or higher than the highest part of the roof of the house

If any of these restrictions (detailed in 'Class 4 Exempted



Converting a garage can provide valuable additional living space but may require planning permission



Example of solar panels on an extension.



Do not widen driveway entrances without planning permission

Development') are to be exceeded planning permission is required.

In the case of a simple television antenna, other than a satellite television signal receiving antenna, the height of the antenna above the roof of the house shall not exceed 6 metres. If the antenna is higher than this, permission is required.

Does a garage conversion need planning permission?

Garages are often converted into an extra family room or playroom and incorporated into the main living area of the house. If the garage to be converted is attached to the side or rear of the main house, planning permission is not normally required, as long as the combined floor area of the garage conversion taken together with any other extensions does not extend the floorspace of the original house by more than 40m². In such cases, the front garage door should be replaced with a window matching those on the remainder of the property. However, if more significant changes to the exterior of the garage are proposed such as replacing the garage door with both a window and door, planning permission may be required as these changes may alter the character and appearance of the dwelling. It is recommended that you check the situation with the Planning Department.

Is planning permission needed for solar panels on the wall or roof of a house?

Planning permission is not required for the erection of a solar panel on the wall or roof of a house or any buildings within the curtilage of a house as long as it meets the following criteria:

- the total aperture area of any panel combined with any existing solar panels on the house or within the curtilage does not exceed 12sq.m. in area or 50% of the total roof area, whichever is the lesser;
- the solar panel is located a minimum of 50cm from the edge of the wall or roof on which it is mounted;
- the distance between the plane of the wall or a pitched roof and the panel is not more than 15cm;
- the distance between the plane of a flat roof and the solar panel is not more than 50cm.

Frequently Asked Questions (condt.)

Is planning permission needed for garden decks or other landscape works?

Garden decking or the creation of other hard surfaces are exempt from planning permission provided that the ground level is not altered or raised by more than 1m. Therefore, where ground levels in a rear garden vary considerably, resulting in the decking or hard surface being raised by more than 1m, planning permission will be required.

Is planning permission needed to widen an existing entrance?

A hard surface to provide no more than two car parking spaces can be provided to the front of a house without planning permission. However, widening an existing driveway entrance will require planning permission.

The Council's Roads Department should be consulted if the roadside kerb is to be dishd and a roadside concrete apron laid to provide access to car parking spaces in front of a house. The Council's Parks Department should also be consulted if the grass verge or any roadside trees are affected.

Is planning permission required to construct or alter a wall in my garden?

In the construction or alteration of a gate, gateway, railing or wooden fence or a wall of brick or stone you must ensure the following:

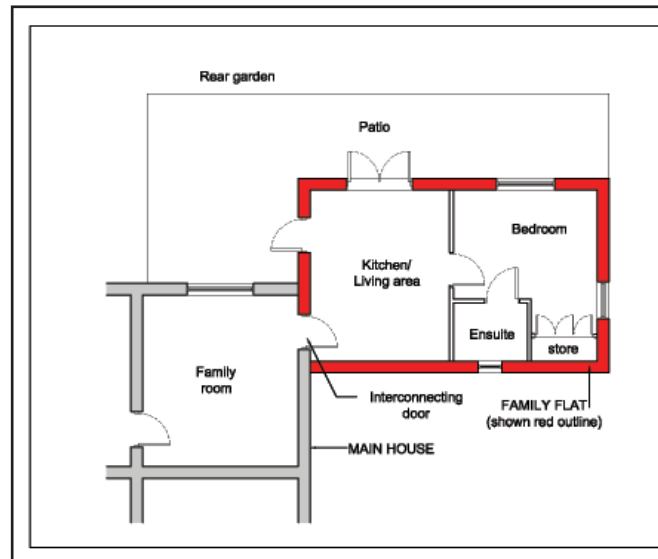
- The height of a wall or fence within or bounding any garden or other space in front of a house shall not exceed 1.2 metres or 2.0m in height if located to the rear of a house.
- Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered.
- No garden boundary shall be a metal palisade or other security type fence.

The plastering or capping of a concrete block or mass concrete wall does not in itself require planning permission, but in the interests of residential amenity every effort should be made to achieve a finish which is consistent with that of your property and other buildings in the area.

While you may not require planning permission in the circumstances outlined above you should, where a common boundary exists, consult your neighbour. The Planning Authority has no liability in the event of any dispute that may arise in this respect.

Do I need planning permission to create a family flat?

A family flat refers to a unit created through the subdivision or extension of a dwelling to accommodate a member of the immediate family for a limited period. Planning permission is normally required for such development.



Example of a floor plan of a family flat showing an interconnecting doorway between it and the main house

In these circumstances the family flat should be

- subordinate to the main dwelling
- generally not exceed 50% of the floor area of the main dwelling
- be linked directly to the main dwelling via an internal access door (at both ground and first floor levels if the extension or sub-division is two-storey in nature).

If an external door to the new family flat is required, it should be located to the side or rear of the new unit rather than to the front of the house.

When a planning application for the creation of a family flat is submitted to the Council, it should include information explaining why a family flat is needed and details of the name of the proposed occupant and their relationship to the householder. A condition will normally be attached to any planning permission granted for a family flat that requires the extended house to be returned to a single dwelling unit when the flat is no longer required as a family flat. This condition prevents it being occupied or sublet as a separate unit to the main house.

Do I need planning permission to run a small business from a new extension to my home?

Many small scale commercial and professional businesses may be carried out by people in their homes where they are secondary to the main use of the house as a residence.

This Guide is not intended to cover extensions proposed specifically for the purpose of running a business from home. Planning permission is normally required for running a business from home and information on the circumstances in which the Council will consider granting planning permission for such businesses can be found in the South Dublin County Development Plan.

