

WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/495/2024

Reference Number: EX45/2024

Name of Applicant: Sharon & Stephen Russell

Nature of Application: Section 5 Referral as to whether *"Full refurbishment of house and a rear extension within the allowed sq footage (i.e. 40sqm at ground floor)"* is or is not development and is or is not exempted development.

Location of Subject Site: 157 Hillside, Greystones, Co Wicklow

Report from Chris Garde (EP), Edel Bermingham (SEP).

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether *"A rear extension within the allowed sq footage (i.e. 40sqm at ground floor)"* is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to: i. The details submitted on 15/05/2024; -
ii. - Sections 2 (1), 3 (1), 4 (1) of the Planning and Development Act 2000 (as amended); - iii. - Articles 6 & 9 of the Planning and Development Regulations 2001 as amended; - iv. Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001(as amended).

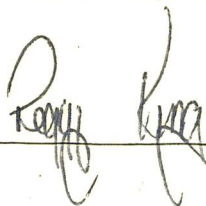
Main Reasons with respect to Section 5 Declaration:

1. The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
2. The 32sqm rear extension to the house would come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

Recommendation

The Planning Authority considers that *"A rear extension within the allowed sq footage (i.e. 40sqm at ground floor)"* is development and is exempted development as recommended in the planning reports.

Signed



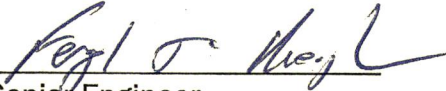
Dated 10th day of June 2024

ORDER:

I HEREBY DECLARE:

That "A rear extension within the allowed sq footage. (i.e. 40sqm at ground floor)" is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:


Senior Engineer

Planning, Economic & Rural Development

Dated ^u07 day of June 2024



Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Sharon & Stephen Russell

Location: 157 Hillside, Greystones, Co Wicklow

CHIEF EXECUTIVE ORDER NO. CE/PERD/495/2024

A question has arisen as to whether "A rear extension within the allowed sq footage (i.e. 40sqm at ground floor)" is or is not exempted development.

Having regard to: i. The details submitted on 15/05/2024; -
ii. - Sections 2 (1), 3 (1), 4 (1) of the Planning and Development Act 2000 (as amended); - iii. Articles 6 & 9 of the Planning and Development Regulations 2001 as amended; - iv. Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001(as amended).

Main Reasons with respect to Section 5 Declaration:

1. The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
2. The 32sqm rear extension to the house would come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

The Planning Authority considers that "A rear extension within the allowed sq footage (i.e. 40sqm at ground floor)" is development and is exempted development.

Signed: 

ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Dated 10th day of June 2024





Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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Sharon & Stephen Russell

07th June 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) – EX45/2024, Sharon & Stephen Russell, 157 Hillside, Greystones, Co Wicklow, A63 KP89

A Chara,

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning & Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such fee as may be prescribed, refer a declaration for review by the Board within four weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,

ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.



WICKLOW COUNTY COUNCIL

Planning Department

Section 5 – Application for declaration of Exemption Certificate

TO: Fergal Keogh S.E. / Edel Bermingham S.E.P
FROM: Chris Garde E.P.
SUBJECT REF: EX 45/2024
DECISION DUE DATE: 11/06/2024
APPLICANT: Sharon & Stephen Russell
ADDRESS: 157 Hillside, Greystones, Co. Wicklow A63 KP89
EXEMPTION QUERY: Is the existing garage conversion and the new proposed extension to the side and rear of the dwelling is exempted development.

Application Site:

The subject site is located at 157 Hillside, Greystones, Co. Wicklow. Existing semi-detached, two storey dwelling on site. The site is located within a large housing development.

Planning History:

No recent planning history noted.

Question:

The applicants have applied to see whether or not the following is or is not development and is or is not exempted development:

- 1) Full refurbishment of house and a rear extension within the allowed sq footage (i.e. 40sqm at ground floor).

Legislative Context

Planning and Development Act 2000 (as amended)

Section 2(1) of the Act states the following in respect of the following:

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

(a) where the context so admits, includes the land on, in or under which the structure is situate, and

"works" includes Any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal..."

Section 3(1) of the Act states the following in respect of 'development':

"In this Act, 'development' means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land."

Section 4 sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act.

Section 4 (1) (h) is relevant for the purposes of this declaration:

"development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being 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."

Section 4(2) makes provision for ministerial regulations to set out further exemptions. The 2001 Planning Regulations as amended derive from this section and designate further works as being exempted development for the purposes of the act.

Planning and Development Regulations 2001(as amended)

Article 6 (1):

Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Article 9 (1):

Development to which article 6 relates shall not be exempted development for the purposes of the Act—

(a) If the carrying out of such development would—

(i) Contravene a condition attached to a permission under Act or be inconsistent with any use specified in a permission under the Act,

(ii) consist of or comprise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

(iii) Endanger public safety by reason of traffic hazard or obstruction of road users,

Planning and Development Regulations 2001 as amended: Schedule 2, Pt.1 Class 1, states that the following constitutes exempted development:

The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

The conditions and limitations include:

1. *(a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.*

2. *(a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.*

4. *(a) 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.*

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the sidewalls of the house.

(c) 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.

5. 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.

6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.

(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

Details Submitted in support of Application:

The applicants are applying for a Section 5 Declaration in relation to the following;

1. ~~Full refurbishment of house and~~ a rear extension within the allowed sq footage (i.e. under 40sqm at ground floor).

Assessment:

The proposed ground floor extension is to an existing 2 storey semi-detached house. It is proposed to construct/expand a single storey extension to the rear, refurbishment the overall house. The plans show 2 options are shown (one for half the rear and the other which is less detailed showing a rear extension the full width of the rear).

The maximum floor area proposed under Option 2 appears to total c.32 sqm. Option 1 being approximately half of the larger Option 1.

The total area of the proposed extension to the rear, appear to be accurate and are less than 40sqm in total.

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Section 3 of the Planning and Development Act 2001. In this regard, Section 3 of the Planning and Development Act provides that:

“development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

It should be noted that Section 2 of the Act defines works as:

“works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

I am satisfied that the proposal would involve works to the existing structure and therefore the proposal does constitute development.

The second stage of the assessment is to determine whether or not the proposed works would be exempted development under the Planning and Development Act 2000 (as amended) or it's associated Regulations.

As to whether the following proposed works: 1. Full refurbishment of house and a rear extension within the allowed sq footage (i.e. under 40sqm at ground floor), is or is not exempted development.

The proposed remodelling of the existing garage conversion and proposed rear extension are single storey, measures c.32sqm in floor area. The proposed flat roof to the rear appears to be c.3.25m high. The proposed finished rear extension would be 3.5m in depth and c.8m in width (i.e. nearly the entire width of the house and garage) and is connected to the rear of the existing dwelling (providing for the remodelling of the internal living space). The full area of the garden is not given, however it appears from the site map provided to be large (i.e. over 150sqm). The proposal does not reduce the remaining the area of private open space to the rear of the house to less than 25 square metres.

*Please note that a side window is proposed at ground floor to the northern façade, this is 1m from the boundary wall. No side window(s) is/are proposed at ground floor to the southern façade of Option 2.

Schedule 2, Pt.1 Class 1 checklist

<i>Is the extension to the rear?</i>	<i>Yes, complies</i>
<i>Was the house extended previously?</i>	<i>No, complies</i>
<i>Would the extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, exceed 40 square metres?</i>	<i>No, complies</i>
<i>Would the height of the walls of the extension exceed the height of the rear wall of the house?</i>	<i>No, complies</i>
<i>Is the roof flat and does the height of the highest part of the roof of the extension 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, exceed the height of the highest part of the roof of the dwelling?</i>	<i>Yes the roof is flat and height of the highest part of the roof of the extension would not exceed the height of the eaves or parapet. complies</i>
<i>Would the construction or erection of the extension to the rear of the house 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.</i>	<i>No, the private open space would not be reduced to less than 25sqm. complies</i>
<i>Would the window proposed at ground level in the extension be less than 1 metre from the boundary it faces?</i>	<i>No, the window in the rear elevation would be more than 1m from the boundary it faces.</i>

Would the roof of the extension be used as a balcony or roof garden?	No, complies
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Accordingly, the extension would come within the provisions of Class 1.

None of the provisions of Article 9 of the Planning and Development Regulations would apply to the extensions, such that it would no longer be exempted development.

Conclusion:

Is exempted development.

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether or not the:

- ~~Full refurbishment of house and~~ a rear extension within the allowed sq footage (i.e. 40sqm at ground floor) at 157 Hillside, Greystones, Co. Wicklow is or is not exempted development.

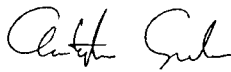
The Planning Authority consider^s that the construction of ~~a single storey extension of 34sqm to the rear of~~ ^{insert words marked above →} 157 Hillside, Greystones, Co. Wicklow is development and is exempted development.

Main Considerations with respect to Section 5 Declaration:

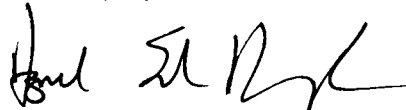
- The details submitted on 15/05/2024;
- Sections 2 (1), 3 (1), 4 (1) of the Planning and Development Act 2000 (as amended);
- Articles 6 & 9 of the Planning and Development Regulations 2001 as amended;
- Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001(as amended).

Main Reasons with respect to Section 5 Declaration:

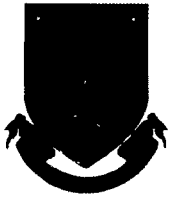
- 1 The construction of a new extension comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- 2 The 32sqm rear extension to the house would come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.


Chris Garde
Executive Planner

Date: 06/06/2024


7/6/2024.

*No details of the "refurbishment" have been provided => declaration re some minor issue
Agreed + issue declaration has modified*



Comhairle Contae Chill Mhantáin
Wicklow County Council

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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Chris Garde
Executive Planner

FROM: Nicola Fleming
Staff Officer

RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX45/2024

I enclose herewith application for Section 5 Declaration received 15th May 2024.

The due date on this declaration is 11th June 2024.

Staff Officer
Planning Development & Environment





Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

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21st May 2024


Sharon & Stephen Russell

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX45/2024

A Chara

I wish to acknowledge receipt on 15/05/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 11/06/2024.

Mise, le meas



Nicola Fleming
Staff Officer

Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404-20100

15/05/2024 11 12 55

Receipt No 11/0/329309

Sharon Russell

EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered
Credit Card 80 00
157 hill side greystones

Change 0 00

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Fee Received _____

**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

(a) Name of applicant: Sharon + Stephen Russell

Address of applicant: _____

Note Phone number and email to be filled in on separate page.

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) _____

Address of Agent : _____

Note Phone number and email to be filled in on separate page.

WICKLOW COUNTY COUNCIL

15 MAY 2024

PLANNING DEPT.

3. Declaration Details

i. Location of Development subject of Declaration 157 Hillside
Greystones, Co Wicklow) A63KP89

ii. Are you the owner and/or occupier of these lands at the location under i. above ?
 Yes No.

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration we are applying
for the vacant property grant + we were
advised this is required. We intend to do a
full refurb of the house + a rear extension within
the allowed sq footage which is permitted without
planning requirement.
Additional details may be submitted by way of separate submission.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____

Additional details may be submitted by way of separate submission. _____

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? NO

vii. List of Plans, Drawings submitted with this Declaration Application ✓
We are looking to complete a full refurb on the existing house.

We intend to add a rear extension under the permitted 40 sq
- we have plans to complete a 1/2 rear extension - or
full rear extension - depending on costs.

viii. Fee of € 80 Attached ? Yes

Signed : John Dwyer Dated : 15/5/24
John Dwyer

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

A. Extension to dwelling - Class 1 Part 1 of Schedule 2

- Site Location Map
- Floor area of structure in question - whether proposed or existing.
- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.
- Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the

European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

mySherryFitz

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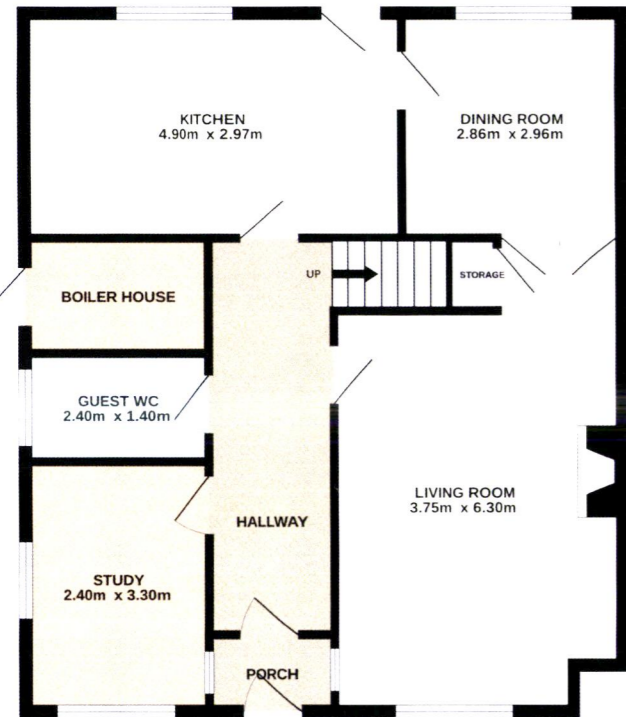
MAKE OFFERS

For Sale

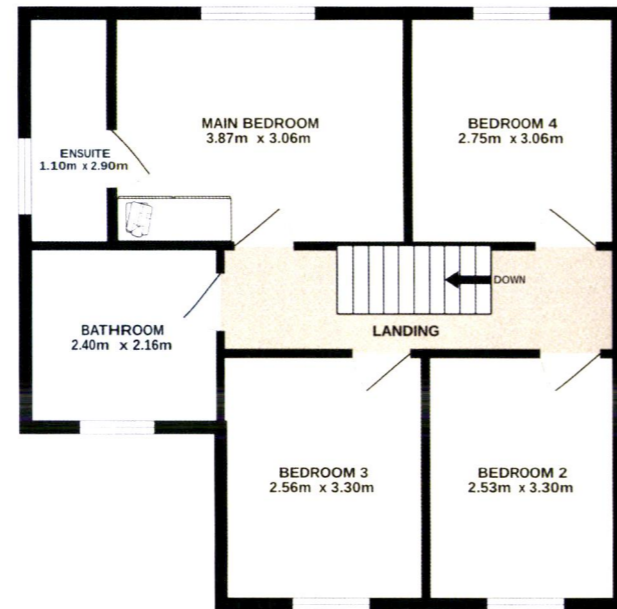
Asking Price: €695,000



GROUND FLOOR



1ST FLOOR



Not to scale. Identification only. Made with Metropix © 2024



NEGOTIATOR

Barbara Lennox
Sherry FitzGerald

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M: +353 87 445 1212

E: tara.cassidy@sherryfitz.ie

sherryfitz.ie

157 Hillside
Greystones, Co Wicklow



CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. PSRA Registration No. 002183.

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SI70342_11687



Enjoying an enviably convenient location within easy walking distance from Greystones' many amenities, this semi-detached four-bedroom family home boasts three reception rooms and a great position at the head of a safe cul-de-sac adjacent to Church Lane ensuring a degree of privacy and featuring an extra-wide garden plot affording consideration, subject to planning consents, to a substantial extension – a precedent set by several neighbouring properties on end or corner sites. Carefully maintained and retro-fitted with UPVC double glazing, this is a patently original example of these sought-after houses dating from the turn of the 1980's in an established setting with fine amenity greens.

Viewers will find the beautiful gardens to the front and rear have been meticulously maintained and provide a relaxing and peaceful environment to unwind and enjoy the outdoors from the comfort of your own home. The interior accommodation of c. 130 sq m / 1,399 sq ft briefly comprises a sitting room, kitchen, dining room, guest WC, and has been extended downstairs to provide additional living space which could make an ideal home office / playroom / den, lending a versatility to the layout, making it ideal for growing families. Upstairs there are four bedrooms, the main having en-suite bathroom, a hotpress and a family bathroom.

Those who know Greystones will understand the benefits that come with living in a community within easy commuting distance to Dublin City Centre, while basing themselves in a seaside town which retains the charm of a village atmosphere. The bustling location is a joy to live in year-round, with every convenience available from the array of retail and hospitality options to the many sporting clubs including tennis, golf, rugby, GAA, and sailing, and nature lovers will appreciate the many nearby hikes in the surrounding countryside.

SPECIAL FEATURES

- Highly convenient, mature and safe location
- Large garden offering potential to extend (subject to planning permission)
- Security alarm

ACCOMMODATION

Entrance Porch

With glazed screen door, tiled floor, leading via hall door and glazed panel to the Reception Hall.

Family Room / Home Study 2.4m x 3.3m (7'10" x 10'10")

Enjoying a dual aspect.

Guest Cloakroom 2.4m x 1.4m (7'10" x 4'7")

With W.C./ wash hnd basin and tiled floor.

Living Room 3.75m x 6.3m (12'4" x 20'8")

A spacious room overlooking the front garden with redbrick fireplace surround and tiled hearth; alcove bookshelving; square box-window feature. Under-stairs storage. Double doors leading to:

Dining Room 2.86m x 2.96m (9'5" x 9'9")

Also inter communicating with:

Kitchen 4.9m x 2.97m (16'1" x 9'9")

Having tiled floor, door to rear garden, generous work surfaces with tiled splashback and ample power points; wall and floor level cupboards; stainless steel sink and double drainer. Space provision and plumbing for washing machine and clothes dryer; electric cooker point.

Bedroom 2 2.53m x 3.3m (8'4" x 10'10")

The first of two to the front.

Bedroom 3 2.56m x 3.3m (8'5" x 10'10")

The second of two to the front.

Family Bathroom 2.4m x 2.16m (7'10" x 7'1")

With W.C., wash hand basin and bath with tiled surround and shower mixer tap fitting. Eaves storage access.

Bedroom 4 2.75m x 3.06m (9' x 10')

A double bedroom to the rear.

Main Bedroom 3.87m x 3.06m (12'8" x 10')

Overlooking the back garden; fitted wardrobe; accessing:

En-Suite 1.1m x 2.9m (3'7" x 9'6")

With W.C, wash basin, and tiled Mira shower.

GARDEN

Vehicular access to off-street parking; lawned front and side garden with gated access to side and integrated boilerhouse/toolshed. Extensive lawned rear garden with timber garden shed, and a combination of walled and timber fence boundaries with mature hedgerows.

BER

BER D1, BERNo. 117025148

Energy Performance Indicator: 235.93 kWh/m²/yr



Planning Pack Map



Tailte
Éireann



CENTRE COORDINATES:
ITM 728861,712460

PUBLISHED: 07/05/2024
ORDER NO.: 50398704_1

MAP SERIES: 1:1,000
MAP SHEETS: 3674-12

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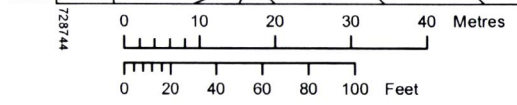
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OUTPUT SCALE: 1:1,000

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Site Location Map



Tailte
Éireann

**CENTRE
COORDINATES:**
ITM 728861,712460

PUBLISHED: 07/05/2024
ORDER NO.: 50398704_1

MAP SERIES: 6 Inch Raster
MAP SHEETS: WW008
6 Inch Raster WW013

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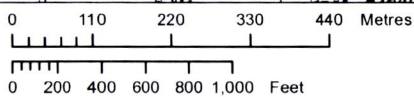
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OUTPUT SCALE: 1:10,560

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713368

730091

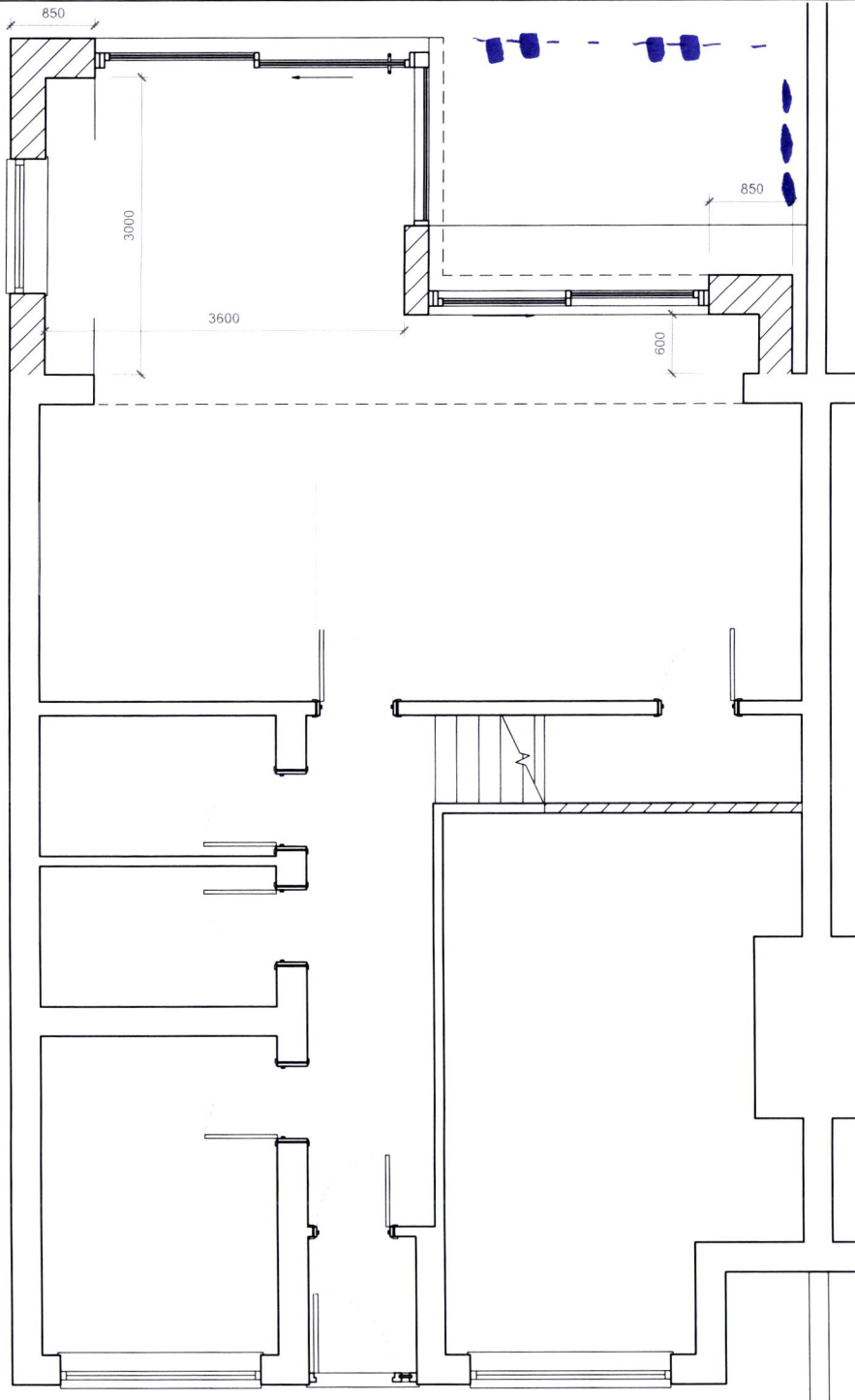
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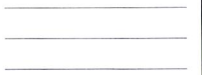
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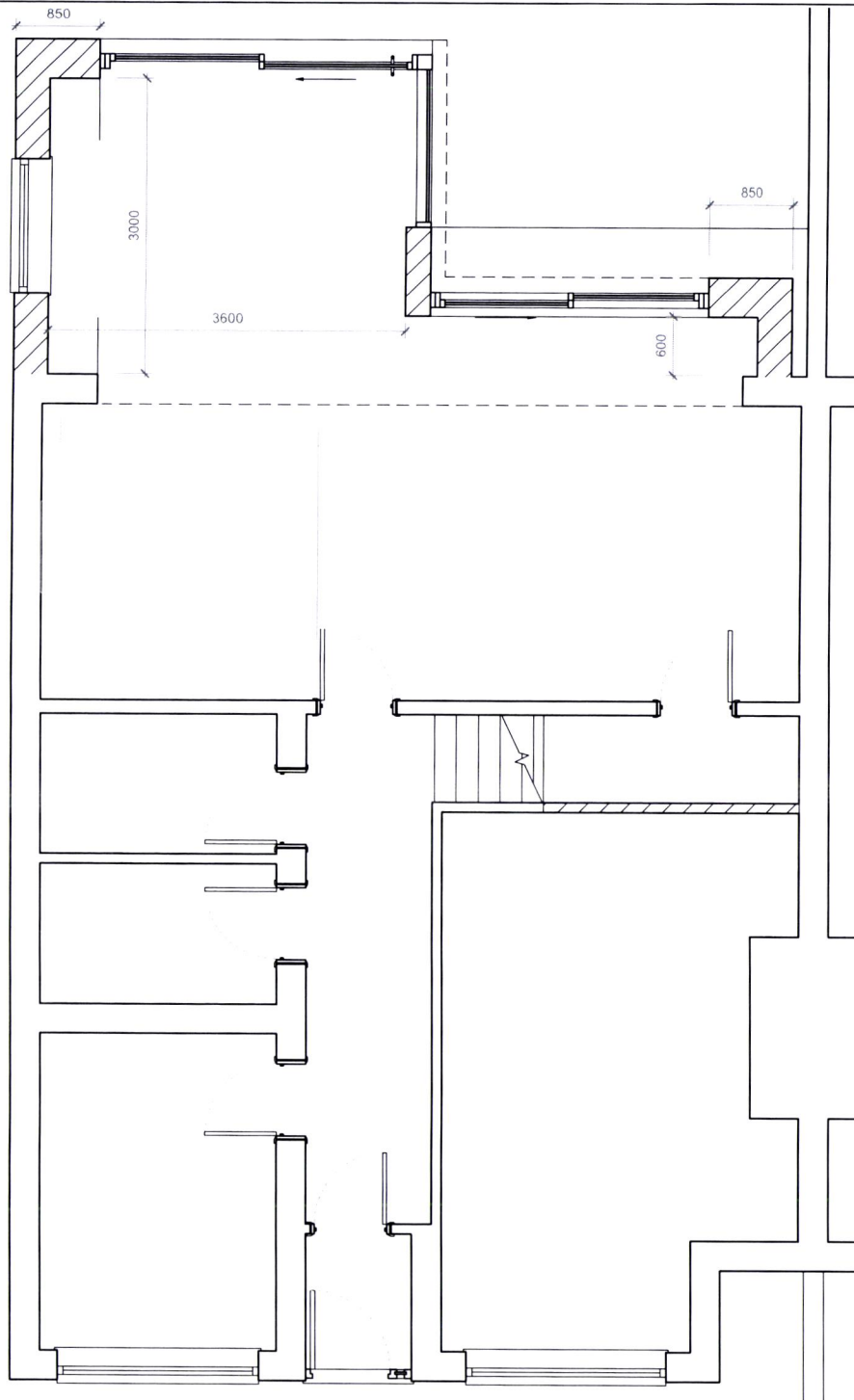
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Ground Floor - Existing & Proposed
1 : 50

Option 2 Full Rear extension

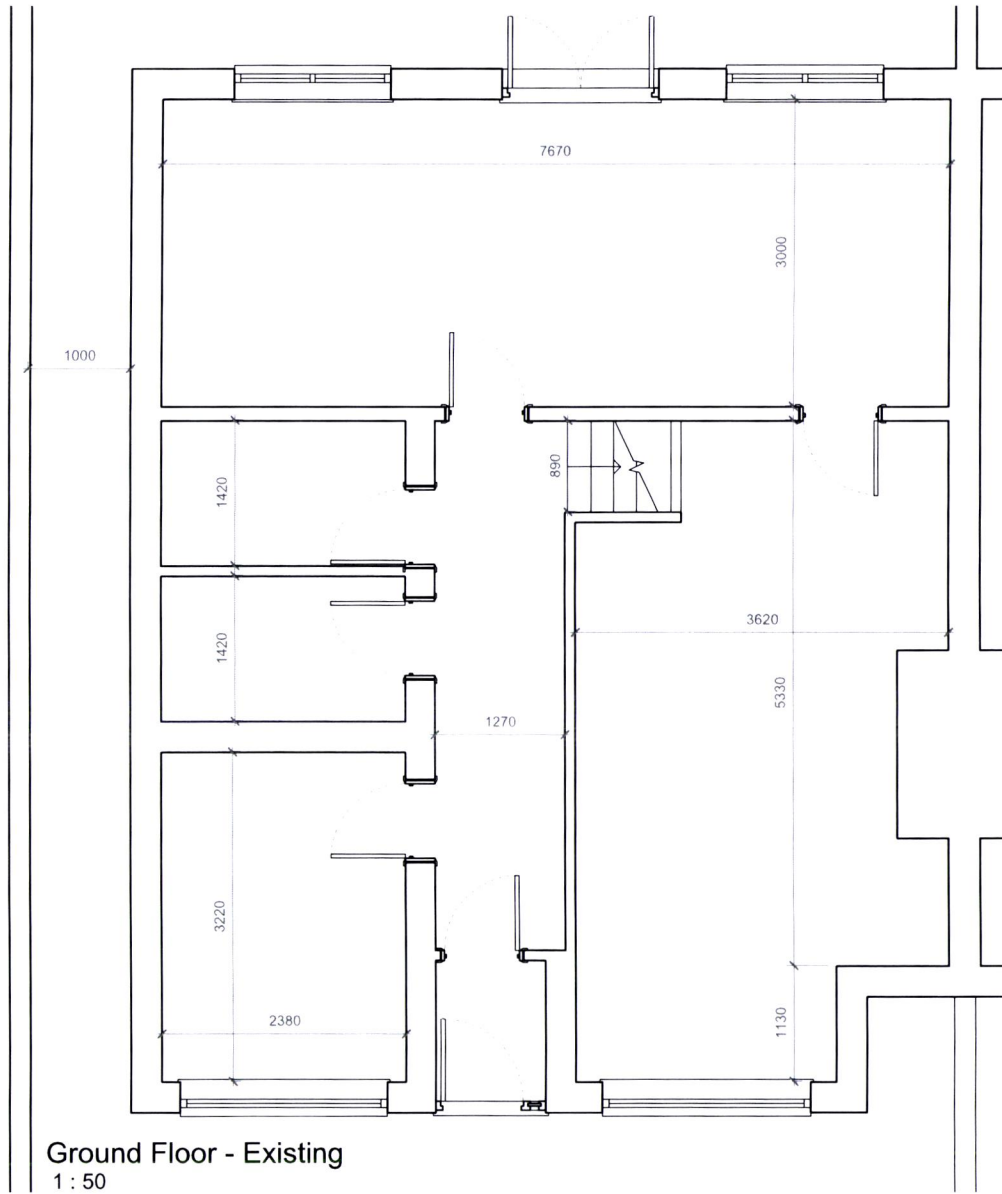




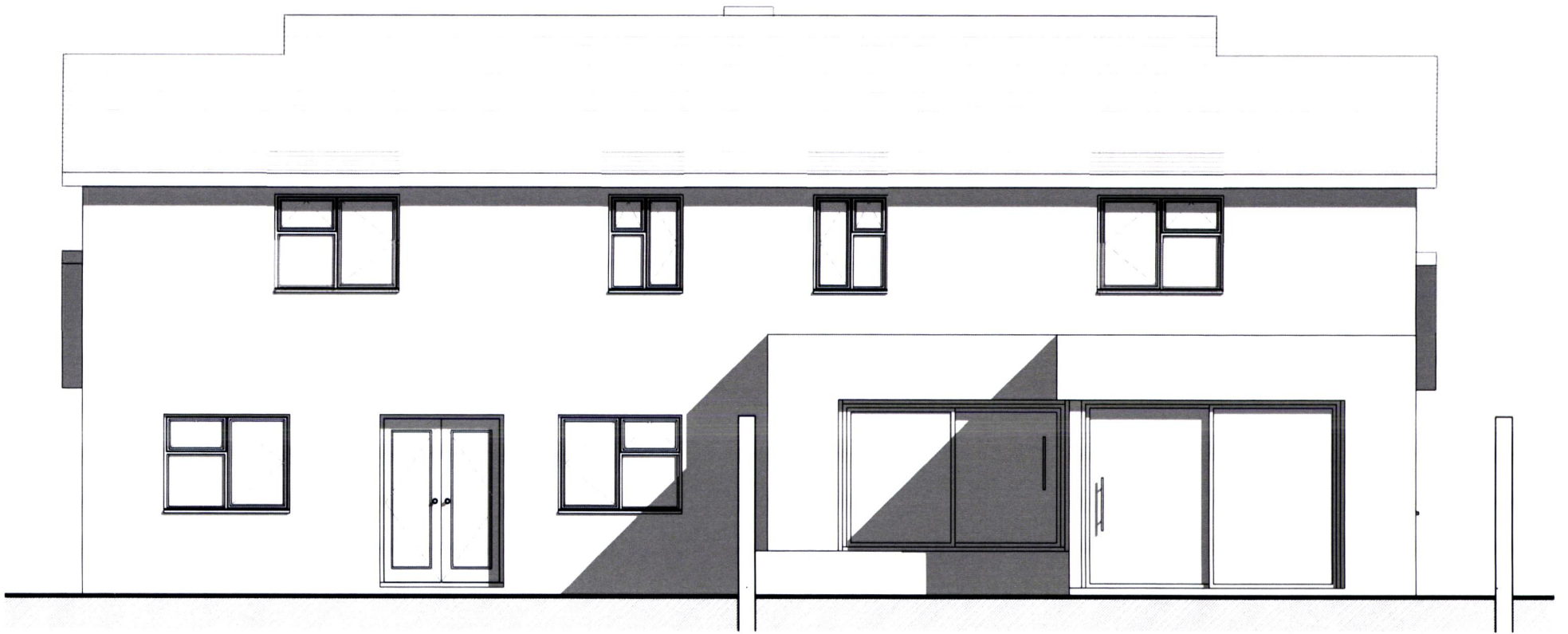
Ground Floor - Existing & Proposed
1 : 50

Option 1 Half Rear extension

157 Hillside, Greystones, Co. Wicklow
A63 KP89



Ground Floor - Existing
1 : 50





1 : 50



1 : 50