



Comhairle Contae Chill Mhantáin
Wicklow County Council

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

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco
Suíomh / Website: www.wicklow.ie

Paula Wood

3rd May 2024

RE: Declaration in accordance with Section 5 of the Planning & Development Act 2000 (As Amended) – EX42/2024

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

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 ECONOMIC & RURAL DEVELOPMENT





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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Paula Wood
Location: 7A Arch Villas, Greystones, Co. Wicklow A63 RH98

CHIEF EXECUTIVE ORDER NO. CE/PERD/768/2024

A question has arisen as to whether "A. Provision of rear extension to existing single storey dwelling and B. Provision of a 2sqm porch" is or is not exempted development.

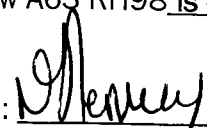
Having regard to:

- i. The details submitted on 10/05/2024;
- ii. Sections 2, 3, and 4 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 and Class 7 of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- 1) The provision of a rear extension and front porch is works and is therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- 2) The proposed development of a rear extension to existing single storey detached dwelling would not comply with the conditions and limitations of Class 1 of Schedule 2, Part 1, of the Planning and Development Regulations 2001 (as amended) as the proposed rear extension, which includes an extension above ground level, would exceed 40sqm in total, includes rear walls which would exceed in height the height of the rear walls of the existing dwelling, includes an above ground extension which is located within 2m of the party boundary and is inclusive of 3 no. rooflights at first floor level which are less than 11m from the boundary they face.
- 3) The front porch would come within the description and limitations as set out under Schedule 2, Part 1, Class 7, of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.

The Planning Authority considers that "Provision of a rear extension to existing single storey dwelling" at 7A Arch Villas, Greystones, Co. Wicklow A63 RH98 **is development and is NOT exempted development and that "Provision of a 2sqm porch" at 7A Arch Villas, Greystones, Co. Wicklow A63 RH98 is development and is exempted development.**

Signed: 
ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  May 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/768/2024

Reference Number: EX42/2024

Name of Applicant: Paula Wood

Nature of Application: Section 5 Referral as to whether or not "A. Provision of rear extension to existing single storey dwelling and B. Provision of a 2sqm porch" is or is not development and is or is not exempted development.

Location of Subject Site: 7A Arch Villas, Greystones, Co. Wicklow A63 RH98

Report from Dara Keane, AP & Suzanne White, SEP

With respect to the query under section 5 of the Planning & Development Act 2000 as to whether "A. Provision of rear extension to existing single storey dwelling and B. Provision of a 2sqm porch" at 7A Arch Villas, Greystones, Co. Wicklow A63 RH98 is or is not exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Having regard to:


- i. The details submitted on 10/05/2024;
- ii. Sections 2, 3, and 4 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 and Class 7 of the Planning and Development Regulations 2001 (as amended).

Main Reason with respect to Section 5 Declaration:

1. The provision of a rear extension and front porch is works and is therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
2. The proposed development of a rear extension to existing single storey detached dwelling would not comply with the conditions and limitations of Class 1 of Schedule 2, Part 1, of the Planning and Development Regulations 2001(as amended) as the proposed rear extension, which includes an extension above ground level, would exceed 40sqm in total, includes rear walls which would exceed in height the height of the rear walls of the existing dwelling, includes an above ground extension which is located within 2m of the party boundary and is inclusive of 3 no. rooflights at first floor level which are less than 11m from the boundary they face.
3. The front porch would come within the description and limitations as set out under Schedule 2, Part 1, Class 7, of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.

Recommendation:

The Planning Authority considers that "Provision of a rear extension to existing single storey dwelling" at 7A Arch Villas, Greystones, Co. Wicklow A63 RH98 is development and is NOT exempted development and that "Provision of a 22m porch" at 7A Arch Villas, Greystones, Co. Wicklow A63 RH98 is development and is exempted development as recommended in the report by the SEP.

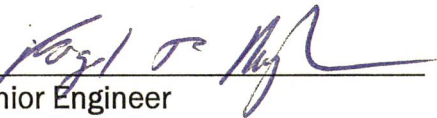
Signed 

Dated 31st day of May 2024

ORDER:

I HEREBY DECLARE:

That "Provision of a rear extension to existing single storey dwelling" at 7A Arch Villas, Greystones, Co. Wicklow A63 RH98 is development and is NOT exempted development and that "Provision of a 2sqm porch" at 7A Arch Villas, Greystones, Co. Wicklow A63 RH98 is development and is exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed: 
Senior Engineer
Planning, Economic & Rural Development

Dated 31st day of May 2024



**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

To: Fergal Keogh S.E / Edel Bermingham S.E.P. / Suzanne White S.E.P.
From: Dara Keane A.P.
Type: Section 5 Application
REF: EX 42/2024
Applicant: Paula Wood
Date of Application: 10/05/2024
Decision Due Date: 07/06/2024
Address: No. 7 A, Arch Villas, Greystones, Co. Wicklow A63RH98
Exemption Query: Proposed extension to rear of existing single storey detached dwelling

Application Site: The application site is a detached single storey dwelling to the rear of no. 7 Arch Villas located on Victoria road in the townland of Rathdown Lower, Greystones, Co, Wicklow.

Aerial Image



Section 5 Referral

From examining the submitted particulars, it is noted that the section 5 query should be reworded as follows:

- A. *Provision of a rear extension to existing single storey detached dwelling,*
- B. *Provision of a 2sqm porch.*

at No. 7 A, Arch Villas, Greystones, Co. Wicklow A63RH98

Relevant Planning History:

PRR23/578 (Daly) - Retention Permission GRANTED for an existing 47sq.m. single storey dwelling including all associated site works

PRR08/141 (Daly) - Permission GRANTED for single storey dwelling including associated site works to rear

Question:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether the;

- A. *Provision of a rear extension to existing single storey detached dwelling,*
- B. *Provision of a 2sqm porch.*

at No. 7 A, Arch Villas, Greystones, Co. Wicklow A63RH98 is or is not development and is or is not exempted development:

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)

"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 permission under Act or be inconsistent with any use specified in 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,

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,

Schedule 2, Part 1 outlines classes of exempt development as well as associated conditions and limitations. The following are of relevance.

CLASS 1

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.*

(b) *Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.*

(c) *Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 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.*

(b) *Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.*

(c) *Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected*

after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.

3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.

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 side walls 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.

CLASS 7

The construction or erection of a porch outside any external door of a house.

Associated conditions and limitations:

1. Any such structure shall be situated not less than 2 metres from any road.

2. The floor area of any such structure shall not exceed 2 square metres.

3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.

Details submitted in support of the application

Existing Dwelling GFA : 47.33sqm

Proposed Extensions GFA: 41.40sqm (39.4sqm rear extension & 2sqm porch)

Total: 89.23sqm

Private open space retained in excess of c.100sqm to rear alone (250sqm)

Proposed ridge height will not exceed that of the existing bungalow dwelling onsite.

Assessment:

The Section 5 declaration application seeks an answer with respect to the following question: Whether the;

- A. *Provision of a rear extension to existing single storey detached dwelling,*
- B. *Provision of a 2sqm porch.*

at No. 7 A, Arch Villas, Greystones, Co. Wicklow A63RH98 is or is not development and is or is not exempted development:

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.

A. *Provision of a new rear extension to dwelling,*

Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001 (as amended) 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.

Relevant Schedule 2, Pt.1 Class 1 Checklist

<i>Is the extension to the rear?</i>	Yes
<i>Was the house extended previously? Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i>	No, No - The proposed extension exceeds 40sqm.

Where the house is detached, the floor area of any extension above ground level, (taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained), shall not exceed 20 square metres.	Yes & N/A- proposed extension includes storage space (as stated) above ground level however; the total proposed storage area has not been given.
Is any part of the extension above ground floor and would its distance be less than 2 metres from any party boundary.	Yes & Yes – The proposed above ground extension will be located within 2 metres from the party boundary to the east and west.
Would the height of the walls of the extension exceed the height of the rear wall of the house? 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?	Yes– Proposed heights of the walls of the extension do exceed the height of the rear wall of the house. No, pitched roof extension which does not exceed existing building height.
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.	No - 250sqm available to the rear.
Would the window proposed at ground level in the extension be less than 1 metre from the boundary it faces? Would the window proposed at first floor level in the extension be less than 11 metre from the boundary it faces?	No – all windows are in excess of 1 metre from the boundary it faces Yes – 2 no. west facing rooflights will be within 11m of site boundary.
Would the roof of the extension be used as a balcony or roof garden?	No – proposed is a pitched roof with no balcony or roof garden included in proposal.

Given the proposed development to the rear will include a pitched roof which will allow for the extension of storage space accessed via a spiral stairwell and illuminated by 3 no. velux windows, the proposed rear extension would be considered to have an above ground element which would be considered to increase the overall ~~ground~~ floor area for the extension above the 40sqm exemption.

With this in mind, the proposed rear extension falls under sections 1(a), 3, 4(a) and 6(b) of the conditions and limitations set out for Schedule 2, Part 1, Class 1 for Exempted Development.

intended for use as habitable space

In particular, the proposed rear extension to dwelling at No. 7 A, Arch Villas, Greystones, Co. Wicklow A63RH98 will exceed the maximum floor area of 40sqm for a rear extension as the proposed development includes ~~an extension of attic storage space, which is above ground level~~ and so would not be in accordance with section 1(a) of the conditions and limitations set out for class 1 of Exempted Development which states 'Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.'

space within the attic which is suitable for habitable use, given the steep to ceiling height, provision of spiral stair and rooflights, albeit labelled as this space is

The proposed rear extension would also result in an above ground floor extension which is located less than 2 metres from any party boundary which does not accord with section 3 of the conditions and limitations set out for class 1 of Exempted Development which states that 'any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.' It has also been noted that the rear walls of the extension with a total proposed height of 3.5m would exceed the height of the rear wall of the existing dwelling (3.2m) which does not accord with section 4(a) of the conditions and limitations set out for Schedule 2, Part 1, Class 1 for Exempted Development which states that '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.'

Furthermore, the proposed rear extension also includes 3 no. western facing rooflights which are located in close proximity to the boundary they face and would not accord with section 6(b) of the conditions and limitations set out for Schedule 2, Part 1, Class 1 for Exempted Development which states 'Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.'

B. Provision of a porch.

Schedule 2, Pt.1 Class 7 of the Planning and Development Regulations 2001 (as amended) states that the following constitutes exempted development:

The construction or erection of a porch outside any external door of a house.

Relevant Schedule 2, Pt.1 Class 7 Checklist

Any such structure shall be situated not less than 2 metres from any road.	Yes- Proposed porch is situated more than 2 metres from any road.
The floor area of any such structure shall not exceed 2 square metres	Yes- Proposed porch has a total floor area of 2sqm
The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.	Yes- Proposed porch has a max ridge height of 3.649m.

It is noted that the proposed works to which article 6 relates shall not be exempted development for the purposes of the Act if the carrying out of such works would contravene with the limitations as set out per Article 9 (1).

Conclusion:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether the;

- A. Provision of a rear extension to existing single storey detached dwelling,
- B. Provision of a 2sqm porch.

at No. 7 A, Arch Villas, Greystones, Co. Wicklow A63RH98 is or is not development and is or is not exempted development:

The Planning Authority considers that:


- A. Provision of a rear extension to existing single storey detached dwelling **is development and is NOT exempted development.**
- B. Provision of a 2sqm porch **is development and is exempted development.**

Main Considerations with respect to Section 5 Declaration:

- i. The details submitted on 10/05/2024;
- ii. Sections 2 , 3 , and 4 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 and **Class 7** of the Planning and Development Regulations 2001 (as amended).

Main Reasons with respect to Section 5 Declaration:

- The provision of a rear extension and front porch ^{is} works and therefore development having regard to Section 3 of the Planning and Development Act 2000 (as amended).
- The proposed development of a rear extension to existing single storey detached dwelling would not ~~come within the description of Class 1 of Schedule 2, Part 1, of the Planning and Development Regulations 2001(as amended)~~ ^{comply with the conditions and limitations} as the proposed rear extension ^{which} includes ~~an extension of above ground floor attic space~~ ^{includes} an extension ^{extension} of above ground floor attic space ^{an extension above ground level} which would exceed 40sqm in total, includes rear walls which would exceed in height the height of the rear walls of the existing dwelling, ^{has} an above ground section which is located within 2m of the party boundary and is inclusive of 3 no. rooflights at first floor level which are less than 11m from the boundary they face.
- The front porch would come within the description and limitations as set out under Schedule 2, Part 1, Class 7, of the Planning and Development Regulations 2001 (as amended) and is therefore exempted development.


Dara Keane
Assistant Planner
30/05/2024

Agreed as amended
S. White SEP
30/5/24

Issue declaration as recommended
K. J. T. Murphy SEP
31/05/24

MEMORANDUM

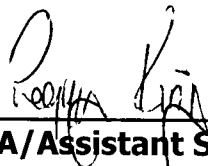
WICKLOW COUNTY COUNCIL

TO: Dara Keane FROM: Peggy King
Assistant Planner A/Assistant Staff Officer

**RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX42/2024**

I enclose herewith application for Section 5 Declaration received
10th May 2024.

The due date on this declaration is 07th June 2024



**A/Assistant Staff Officer
Planning Development & Environment**



Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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Suíomh / Website: www.wicklow.ie

Paula Wood

10th May 2024

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX42/2024

A Chara

I wish to acknowledge receipt on 10/05/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 07/06/2024.

Mise, le meas

Peggy King

A/Assistant Staff Officer

PLANNING DEVELOPMENT AND ENVIRONMENT



Wicklow County Council
County Buildings
Wicklow
0404-20100

10/05/2024 14 35 01

Receipt No L1/0/329134
***** REPRINT *****

PAULA WOOD
NO 7 ARCH VILLAS
GREYSTONES
CO WICKLOWA63 PW28

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

Total 80 00 EUR

Tendered
Credit Card 80 00

Change 0 00

Issued By Cashier5MW
From Customer Service Hub
Vat reg No 0015233H



Wicklow County Council
County Buildings
Wicklow
Co Wicklow
Telephone 0404 20148
Fax 0404 69462

Office Use Only

Date Received _____

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: PAULA WOOD

Address of applicant: _____

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

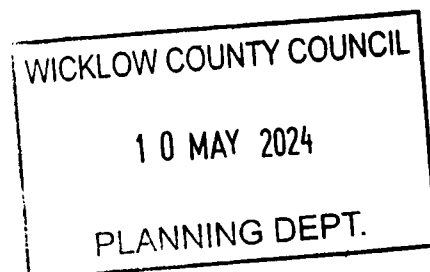
2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) PAULA WOOD

Address of Agent : NO. 7 ARCH VILLAS

GREYSTONES, CO. WICKLOW A63 PW28

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



3. Declaration Details

i. Location of Development subject of Declaration NO. 7 A ARCH VILLAS
GREYSTONE'S , CO. WICKLOW A63 RH98

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, an 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 _____

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 _____

W-4-1 EXISTING HOUSE SURVEY

W-4-2 PROPOSED FLOOR PLANS

W-4-3 PROPOSED CROSS SECTIONS .

W-4-4 PROPOSED ELEVATIONS .

W-4-11 SITE LAYOUT PLAN

W-4-12 SITE LOCATION MAP

viii. Fee of € 80 Attached ? YES

Signed: Paula Walsh Dated: 10/5/24 *

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.



Client :

Paul Wood

Project :

Proposed Extension to rear of existing single storey detached dwelling

Location :

No. 7A Arch Villas , Greystones Co. Wicklow , A63 RH98

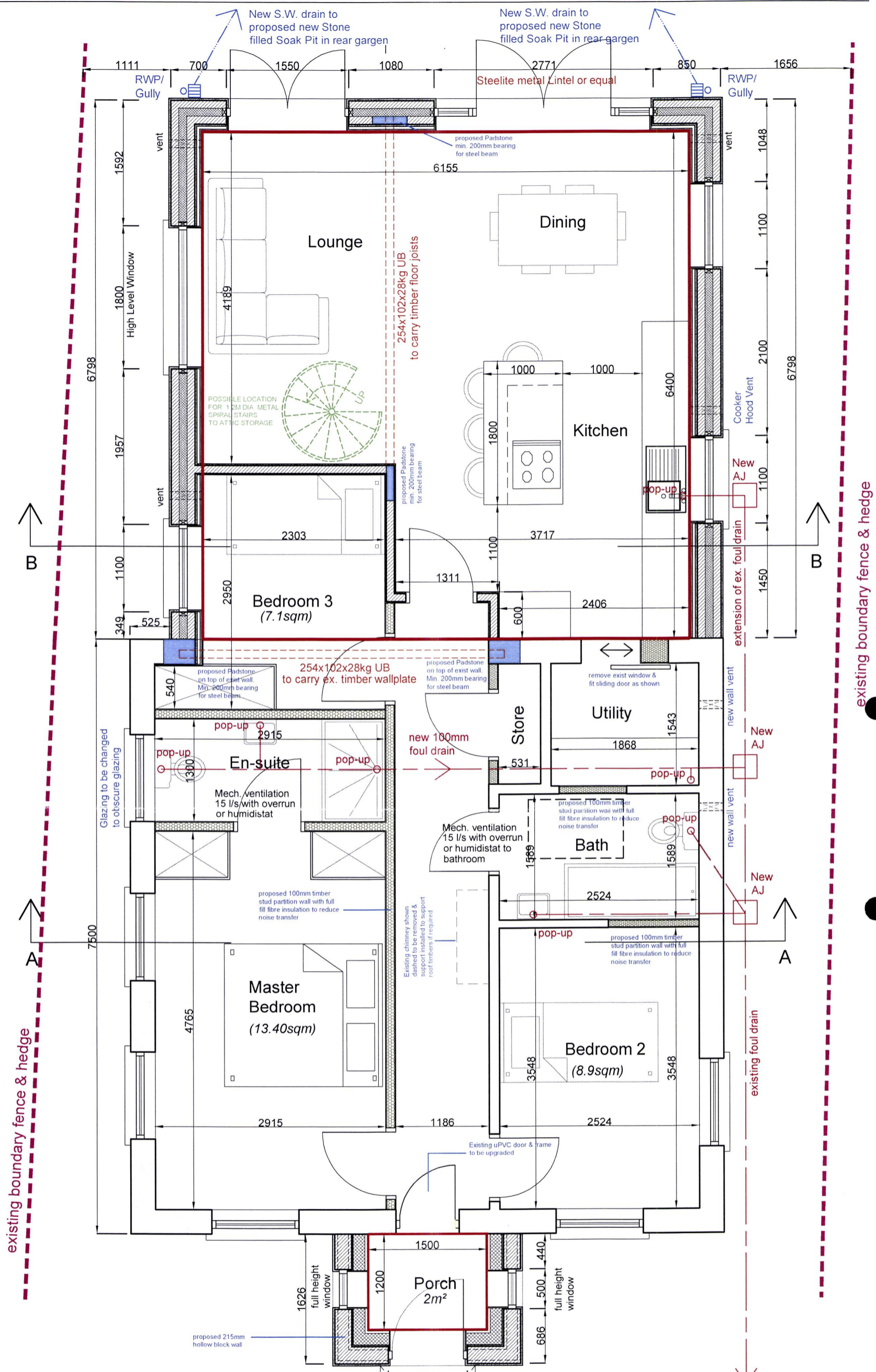
Drawing Schedule

W-4-1	Existing House Survey	1:100 scale A3page
W-4-2	Proposed Extension Floor Plans	1:50 scale A3page
W-4-3	Proposed Extension Cross Sections	1:50 scale A3page
W-4-4	Proposed Extension Elevations	1:100 scale A3page
W-4-11	Proposed Site Layout Plan	1:500 scale A3page
W-4-12	Proposed Location map	1:2500 scale A3page

Floor Areas

Existing Dwelling area = 47.33 sqm

Proposed single storey extension to rear = 39.40 sqm



PROPOSED GROUND FLOOR PLAN

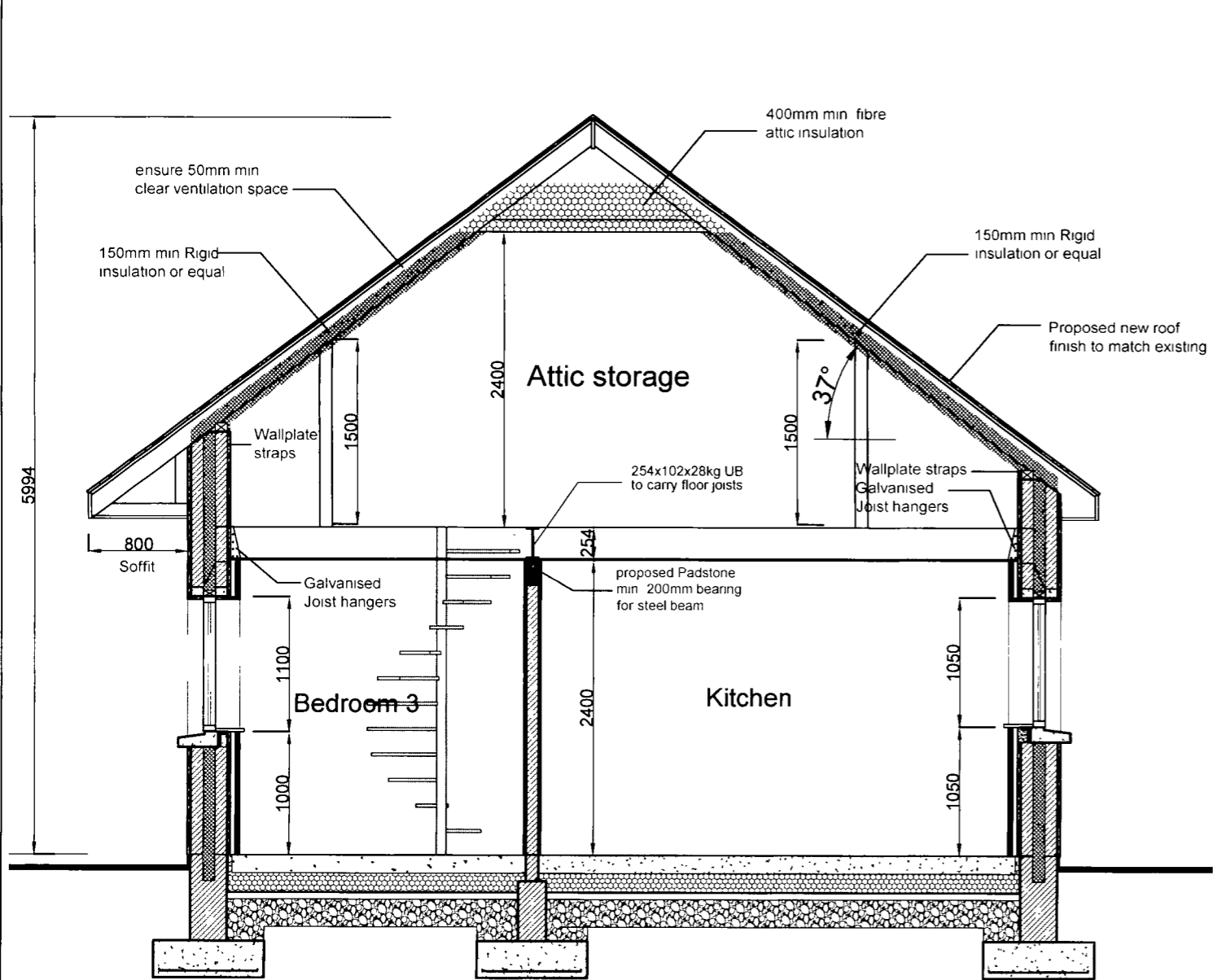
Existing dwelling	= 47.33sqm
Proposed Rear Extension	= 39.40sqm
Proposed Front Porch	= 2.00sqm
TOTAL AREA	= 89.23sqm

Note : All dimensions are finished room dimensions

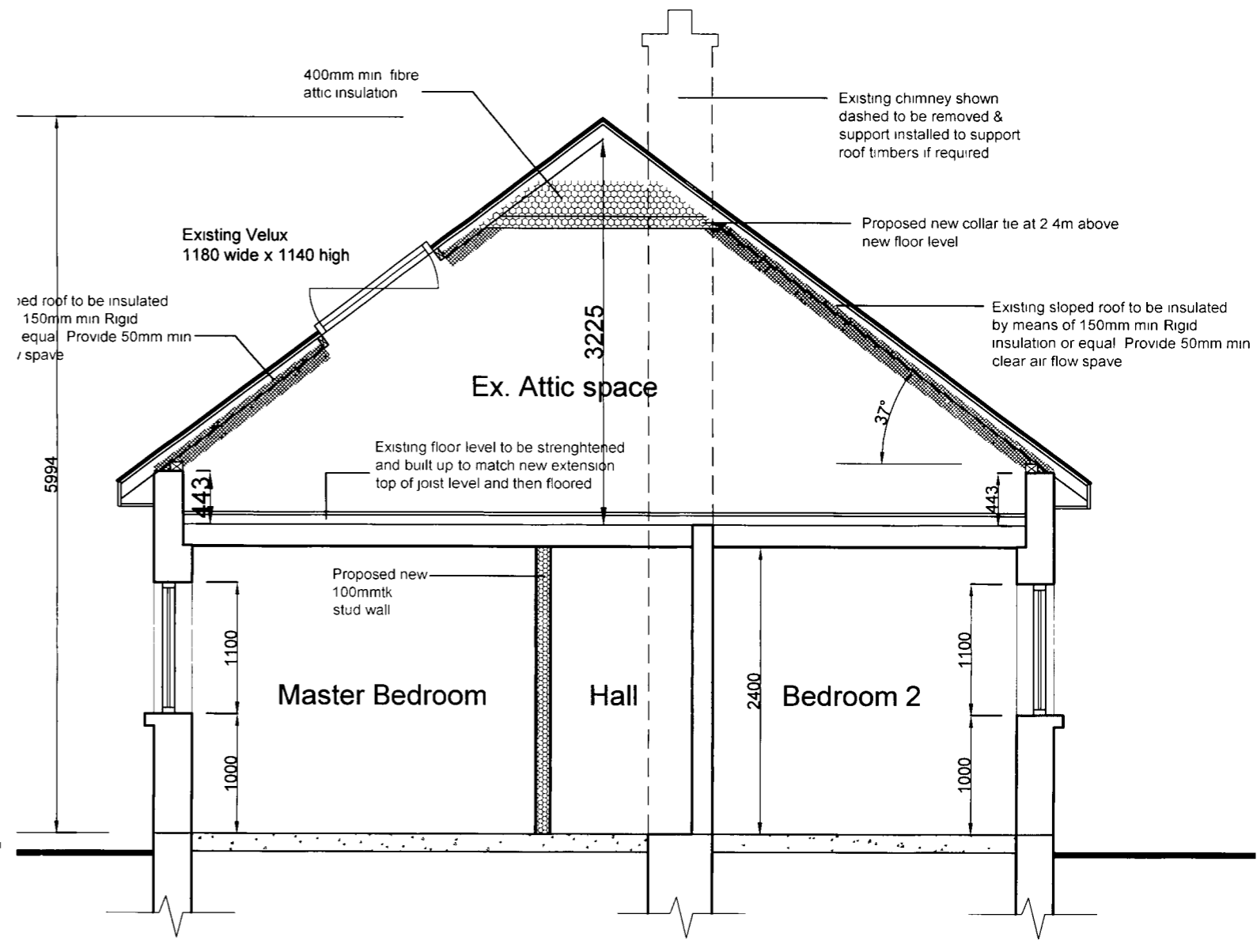


Proposed Extension Details

PROJECT	Proposed extensions and alterations to existing dwelling at no.7A Arch Villas ,Victoria Road , Greystones , Co. Wicklow.		DRAWING NO. W-4-2
CLIENT	Paula Wood		REVISION NO. -
DESCRIPTION	Proposed Extension		
STAGE	Construction	DATE	22-01-2024
SCALE	1 : 50 A3 page	DRAWN BY	xyz



PROPOSED CROSS SECTION B - B



EXISTING CROSS SECTION A - A

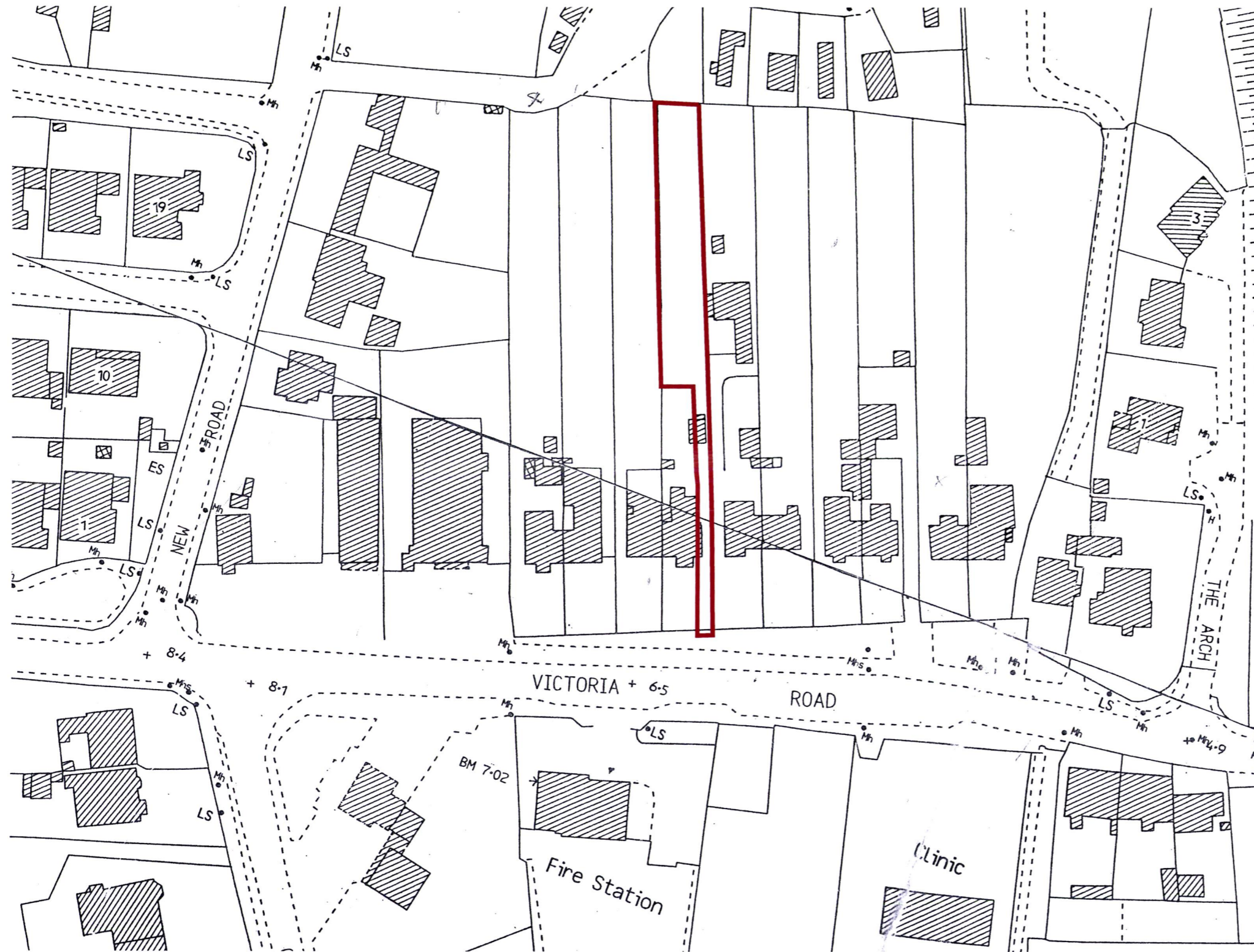
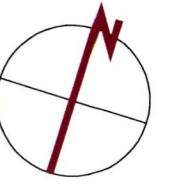
Proposed Extension Details

Note : All dimensions are finished room dimensions

REVISION	DATE	DESCRIPTION
REVISION	00-00-00	DESCRIPTION

GENERAL NOTES
 This drawing should be read in conjunction with all relevant documents. Dimensions are in millimeters unless otherwise stated. Do not scale off drawings. Use figured dimensions only. Check dimensions on site. Report discrepancies immediately. All works are to comply with current building regulations. This drawing is for planning purposes only, not to be used for construction purposes unless otherwise stated.

PROJECT		Proposed extensions and alterations to existing dwelling at no.7A Arch Villas, Victoria Road, Greystones, Co. Wicklow		DRAWING NO	W-4-3
CLIENT		Paula Wood		REVISION NO	-
DESCRIPTION		Proposed & Existing Cross Sections			
STAGE	Construction	DATE	25-01-2024		
SCALE	1 : 50 A3 page	DRAWN BY	xyz		



Proposed Site Boundary
(site area = 0.077 hectares)



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PROJECT	Proposed extensions and alterations to existing dwelling at no.7A Arch Villas ,Victoria Road , Greystones , Co. Wicklow.	DRAWING NO.	W-4-12
CLIENT	Paula Wood	REVISION NO.	-
DESCRIPTION	Location Map		
STAGE		DATE	09-05-2024
SCALE	1 : 1000	DRAWN BY	



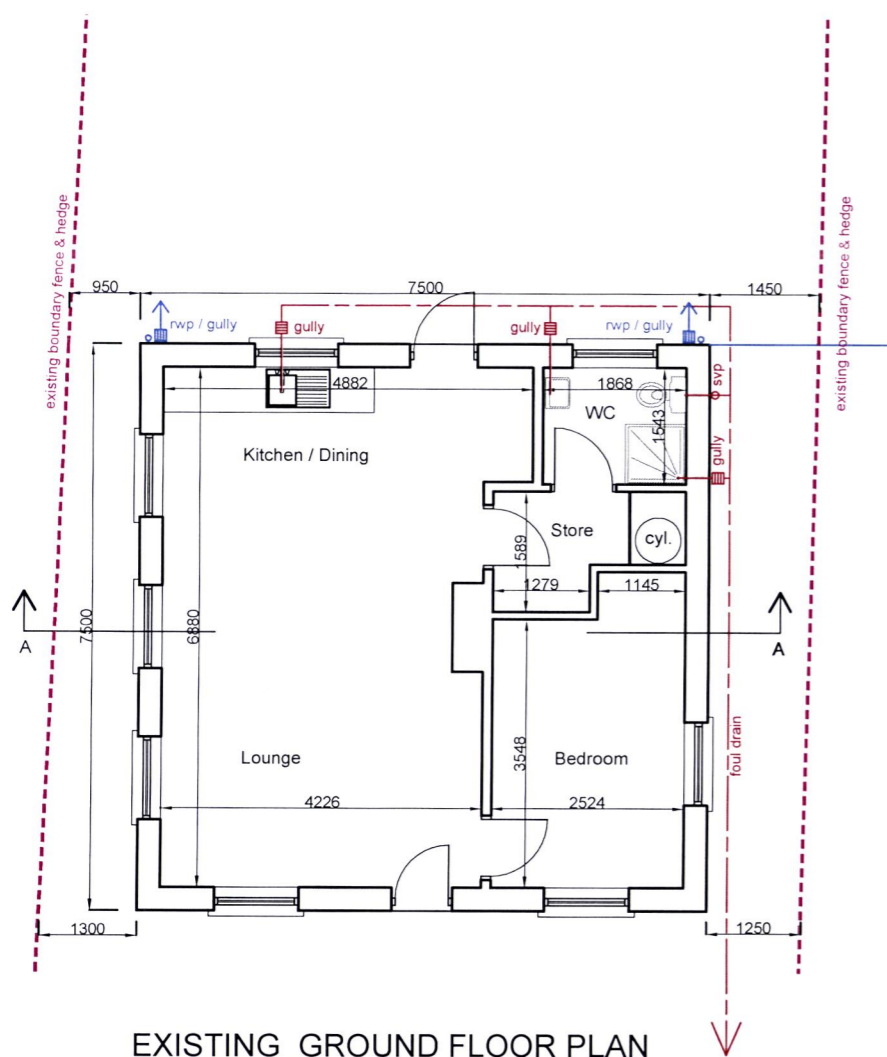
EXISTING FRONT ELEVATION (SOUTH)



EXISTING REAR ELEVATION (NORTH)



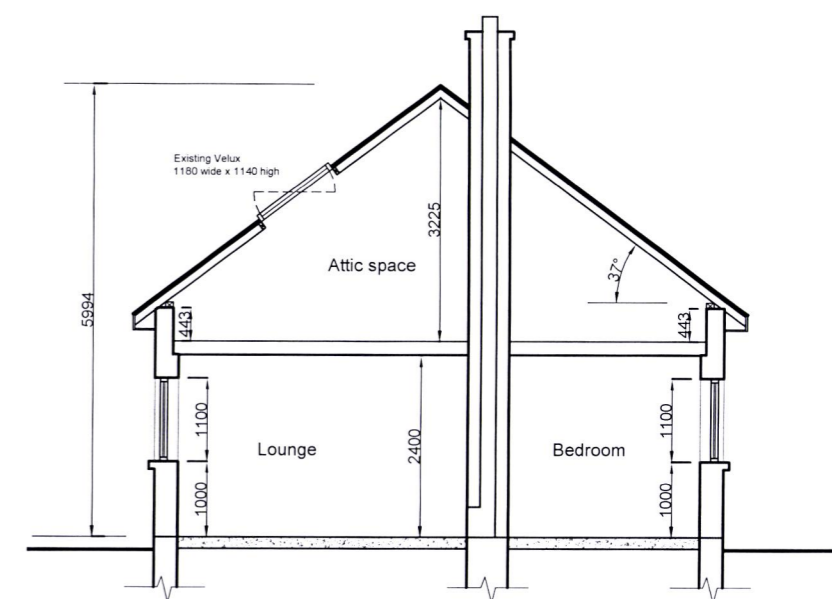
EXISTING SIDE ELEVATION (WEST)



EXISTING GROUND FLOOR PLAN
(47.33 sqm)



EXISTING SIDE ELEVATION (EAST)



EXISTING CROSS SECTION A - A

Survey drawing

Total Floor Area = 47.33 sqm.



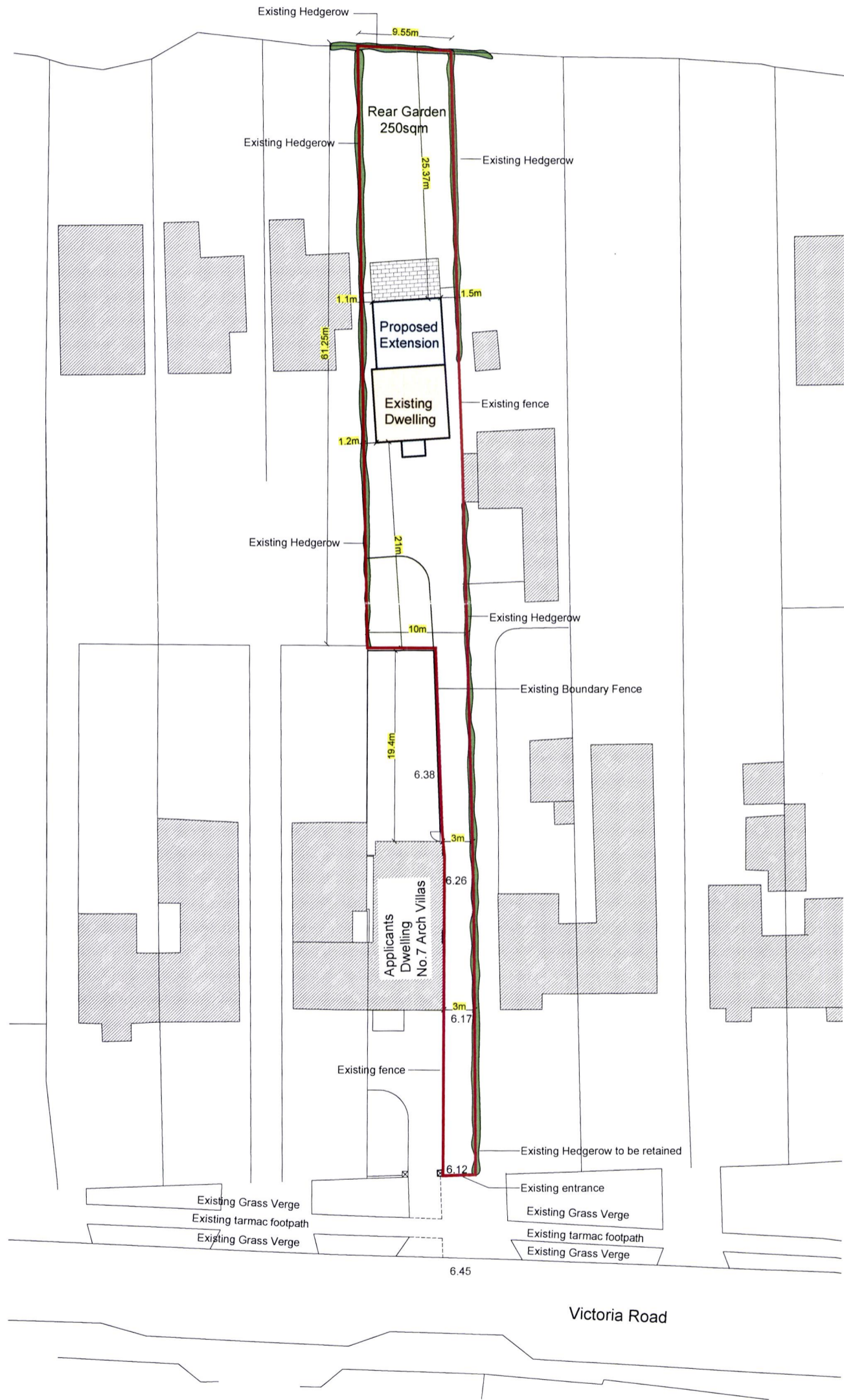
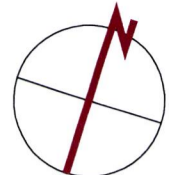
REVISION	DATE	DESCRIPTION
REVISION	00-00-00	DESCRIPTION

GENERAL NOTES
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PROJECT	Proposed extensions and alterations to existing dwelling at no.7A Arch Villas ,Victoria Road , Greystones , Co. Wicklow.		DRAWING NO. W-4-1
CLIENT	Paula Wood		REVISION NO. -
DESCRIPTION	Existing Floor Plans & Section		
STAGE	Construction	DATE	08-01-2024
SCALE	1 : 100	DRAWN BY	xyz

LEGEND

- Existing Hedgerows shown
- Existing Dwelling shown
- Proposed Extension shown
- Existing Surrounding buildings shown
- Proposed Site Boundary
(site area = 0.077 hectares)



GENERAL NOTES
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Site Layout Plan

Site Area = 0.077 hectares

PROJECT	Proposed extensions and alterations to existing dwelling at no.7A Arch Villas, Victoria Road, Greystones, Co. Wicklow.	DRAWING NO. W-4-11
CLIENT	Paula Wood	REVISION NO. -
DESCRIPTION	Site Layout Plan	
STAGE	Planning	DATE 09-05-2024
SCALE	1 : 500	DRAWN BY