



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
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Suíomh / Website www.wicklow.ie

September 2024

Daniel Troy
109 Redford Park
Greystones
Co. Wicklow
A63 NN83

RE: Declaration in accordance with Section 5 of the Planning & Development Acts 2000 (As Amended) - EX75/2024

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 ECONOMIC & RURAL DEVELOPMENT





COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

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

Applicant: Daniel Troy

Location: 109 Redford Park, Greystones, Co. Wicklow

Reference Number: EX75/2024

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1196

Section 5 Declaration as to whether "side addition to house" at 109 Redford Park, Greystones, Co. Wicklow" constitutes exempted development within the meaning of the Planning and Development Act, 2000(as amended).

Having regard to:


- The details submitted with the Section 5 Declaration.
- An Bord Pleanála Declarations RL 3523, RL3491, RL2506
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 6, 9 and Schedule 2, Part 1: Class 1 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- The construction of existing extension to side of dwelling 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).
- The extension to the house would not 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, as the single storey extension is located to the side of the existing house.

The Planning Authority considers that "side addition to house" at 109 Redford Park, Greystones, Co. Wicklow is development and is NOT exempted development

Signed:


ADMINISTRATIVE OFFICER
PLANNING ECONOMIC & RURAL DEVELOPMENT

Dated  September 2024



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2024/1196

Reference Number: EX75/2024
Name of Applicant: Daniel Troy
Nature of Application: Section 5 Declaration request as to whether or not: -
"side addition to house" is or is not development and is or is not
exempted development.
Location of Subject Site: 109 Redford Park, Greystones, Co. Wicklow
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 "side addition to house" at 109 Redford Park, Greystones, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Having regard to:

- The details submitted with the Section 5 Declaration.
- An Bord Pleanála Declarations RL 3523, RL3491, RL2506
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- Article 6, 9 and Schedule 2, Part 1: Class 1 of the Planning and Development Regulations 2001 (as amended)

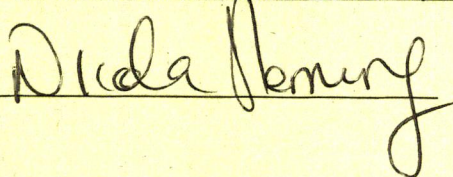
Main Reason with respect to Section 5 Declaration:

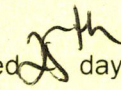
- The construction of existing extension to side of dwelling comprises works and is therefore development having regard to the definition set out in Section 3 of the Planning and Development Act 2000(as amended).
- The extension to the house would not come within the scope of the exempted development provided for under Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, as the single storey extension is located to the side of the existing house.

Recommendation:

The Planning Authority considers that "side addition to house" at 109 Redford Park, Greystones, Co. Wicklow is development and is NOT exempted development as recommended in the report by the SEP.

Signed



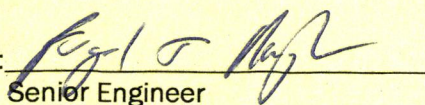
Dated  day of September 2024


ORDER:

I HEREBY DECLARE:

That "side addition to house" at 109 Redford Park, Greystones, Co. Wicklow is development and is NOT exempted development within the meaning of the Planning & Development Act 2000 (as amended).

Signed:


Senior Engineer
Planning, Economic & Rural Development

Dated  day of September 2024

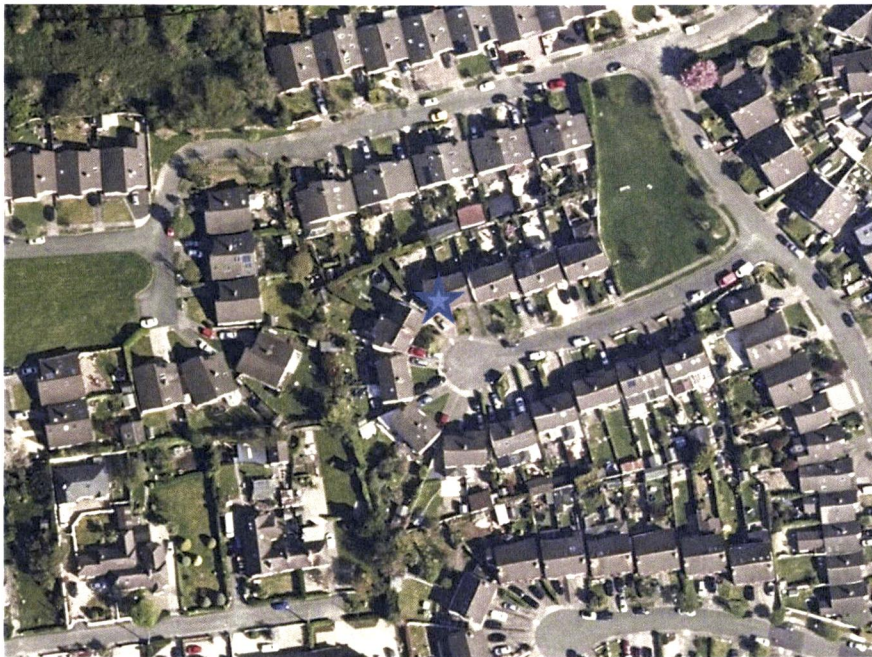


**WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT**

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 75/2024
Applicant: Daniel Troy
Date of Application: 29/08/2024
Decision Due Date: 25/09/2024
Address: 109 Redford Park, Greystones.
Exemption Query: Side addition to house

Application Site: The application site includes a semi-detached two storey dwelling located within Redford Park residential estate in the townland of Rathdown Lower, Greystones.

Aerial Image



Site Image



Section 5 Referral

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

- Existing single storey extension to side of dwelling at 109 Redford Park, Greystones.

Relevant Planning History: None Noted.

Question:

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

- *'Existing single storey extension to side of dwelling at 109 Redford Park, Greystones*

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 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,*
- (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,*

It is considered that the existing single storey extension to side of dwelling at 109 Redford Park, Greystones can be assessed as part of this section 5 under **Schedule 2, Pt.1 Class 1** of the Planning and Development Regulations 2001 (as amended) which 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.

(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.

Details submitted in support of the application

Proposed Extension

GFA	C.11sqm
Ridge Height	Not Given

Exact ridge height of proposed extension not given however, from the photos submitted the proposed ridge height does exceed that of the existing two storey dwelling onsite.

An Bord Pleanála Referrals

RL3523

An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the first floor extension built at the side and to the rear of 5 Church Avenue, Sandymount, Dublin is development and is not exempted development. Whether a first floor extension built at the side and to the rear of 5 Church Avenue, Sandymount, Dublin is or is not development or is or is not exempted development.

The first floor extension constitutes works, which come within the scope of Section 3(1) of the Planning and Development Act 2000, and, therefore, constitutes development, (b) the development does not come with the scope of section 4(1)(h) of the Planning and Development Act, 2000, and (c) the first floor extension does not come within the scope of the exemption provided in Class 1 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001 as it is positioned to the side rather than the rear of the existing house.

RL.3491

An Bord Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act, hereby decides that the said extension and alterations to an existing house at Annascannon, Thomastown, Killucan, County Westmeath, are development and are not exempted development.

- (i) the extension and alterations to the house comprised works, which constitutes development,
- (ii) the extended area of the house fails to 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, arising from its location partly to the side of the house,
- (iii) neither the extension nor the alterations undertaken come under the exemption under section 4(1)(h) of the Planning and Development Act, 2000, as amended, arising from the nature and scale of the interventions made, which substantially exceed the scope of "maintenance, improvement or other alteration",

RL 2506

An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the said extension at 38 Ragoon Road, Shantalla, Galway is not exempted development.

An Bord Pleanála has concluded that - the extension would not come within the scope of the exemption provided in Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, because it is positioned partly to the side, projecting beyond the side wall of the house by a distance of 1.95 metres.

Extract Inspectors Report

The view can be taken that the "rear of the house" is confined to the area beyond the rear wall of the main house, excluding any additions by way of extensions, or structures ancillary to the residential use of the house that project beyond the side/gable wall. As such, the extension would not fall within the definition of Class One in that an extension must extend from and beyond the rear of the house if it is to be in accordance with the description within Class One. On the basis of the foregoing, it can be concluded that there is no provision for exemptions for development to the side, even if the projection is at the rear of the house such as in the case of the development subject of the Question and therefore that the development is development and is not exempted development.

Assessment:

The Section 5 declaration application seeks an answer with respect to the following question: Whether or not the *'Existing single storey extension to side of dwelling at 109 Redford Park, Greystones*, is or is not exempted development.

The applicant has submitted drawings which are for a single storey house extension with lean to roof. From the drawings and photos submitted, it is shown that the proposed extension is located to the side of the dwelling. The overall extension is c.11 sqm from drawing details. Overall height of the proposed pitched roof extension has not been included in the details submitted.

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 its associated Regulations. Schedule 2, Pt.1 Class 1 of the Planning and Development Regulations 2001 (as amended) is the relevant exemption with respect to the provision of extensions which 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>	<i>No</i>
<i>Was the house extended previously?</i>	<i>No</i>

<i>Is the house Detached, Does the floor area of any extension above ground level exceed 20 square metres.</i>	<i>No & No</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</i>
<i>Would the height of the walls of the extension exceed the height of the rear wall of the house?</i>	<i>No</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>No and No</i>
<i>Is any part of the extension above ground floor and would its distance be less than 2 metres from any party boundary.</i>	<i>No. The extension is single storey</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.</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, any windows in the extension would be more than 1m from the boundary it faces as currently proposed.</i>
<i>Would the roof of the extension be used as a balcony or roof garden?</i>	<i>No</i>

Having regard to Schedule 2, Pt.1 Class 1, the exemption relates to 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 submitted documents indicate that the existing extension is located within the side garden of the existing dwelling, which in this case extends beyond the side wall of the existing dwelling by c. 2-3.5m.

Class 1 relates only to 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. This exemption does not include the erection of an extension to the side of the house, only to the rear.

Furthermore, from a review of An Bord Pleanála Declarations it is evident that Class 1 relates to the construction or erection of an extension (including a conservatory) to the rear of the house only. In particular reference RL3523, RL.3491 and RL 2506 all indicated that extensions to the side of existing dwellings were not exempted development.

It has also been noted that there are no provisions for the erection of an extension to the side of a dwelling other than 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 under which the existing side extension as part of this section 5 declaration would not be considered.

Therefore in light of the details submitted with this section 5 application and previous Declarations of An Bord Pleanála, it is considered that the existing side extension would not come within the provisions of Class 1 or any other classes for Exempted Development within the Planning and Development Regulations 2001 (as amended).

Recommendation:

With respect to the query under Section 5 of the Planning and Development Act 2000 (as amended), as to whether or not the 'Existing single storey extension to side of dwelling at 109 Redford Park, Greystone' is or is not exempted development,

The Planning Authority considers that:

The existing single storey side extension, at 109 Redford Park, Greystones is **Development** but is **Not Exempted Development**.

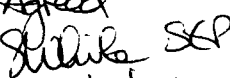
Main Considerations with respect to Section 5 Declaration:

- a) The details submitted with the Section 5 Declaration.
- b) An Bord Pleanála Declaration RL 3523, RL3491, RL2506
- c) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended)
- d) Article 6, 9 and Schedule 2, Part 1: Class 1 of the Planning and Development Regulations 2001 (as amended)

Main Reasons with respect to Section 5 Declaration:

- The construction of existing extension to side of dwelling 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).
- The extension to the house would not 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, as the single storey extension is located to the side of the existing house.


Dara Keane A.P.
23/09/2024

Agreed

23/9/24

Issue declaration as recommended
Refer to Reg L 82
25/09/24



COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Dara Keane
Assistant Planner

FROM: Nicola Fleming
Staff Officer

RE:- Application for Certificate of Exemption under Section 5 of the
Planning and Development Acts 2000 (as amended).
EX75/2024 for Daniel Troy

I enclose herewith application for Section 5 Declaration received completed on 29/08/2024.

The due date on this declaration is 25th September 2024.



Staff Officer
Planning, Economic & Rural Development





COMHAIRLE CONTAE CHILL Mhantáin
Wicklow County Council

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3rd September 2024

Daniel Troy
109 Redford Park
Greystones
Co. Wicklow
A63 NN83

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX75/2024

A Chara

I wish to acknowledge receipt on 29/08/2024 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 25/09/2024

Mise, le meas

Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404-20100

29/08/2024 14 27 35

Receipt No L 1/0/333852

DANIEL TROY
109 REDOF RD PARK
GREYSTONES
CO WICKLOW

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 Annmarie Ryan
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 _____

RECEIVED 29 AUG 2024

**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: Daniel Troy
Address of applicant: 109 Redford Park
Greystones,
Co. Wicklow,
A63NN83

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.

3. Declaration Details

- i. Location of Development subject of Declaration

109 Redford Park
Greystones,
Co. Wicklow,
A63NN83

- ii. Are you the owner and/or occupier of these lands at the location under i. above ?

Yes.

- 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

Having recently inherited my share of my late mother's estate, I wish to enquire, for the purposes of selling the property, whether or not a side-addition to the house which was built in 2000, may be deemed "exempted development."
Additional details attached.

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 Exempted Development

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 _____
Photos of side-addition
Drawing plan with additional information
Site Location

viii. Fee of € 80 Attached ? No

Signed :

Dated : 29/08/2024

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.

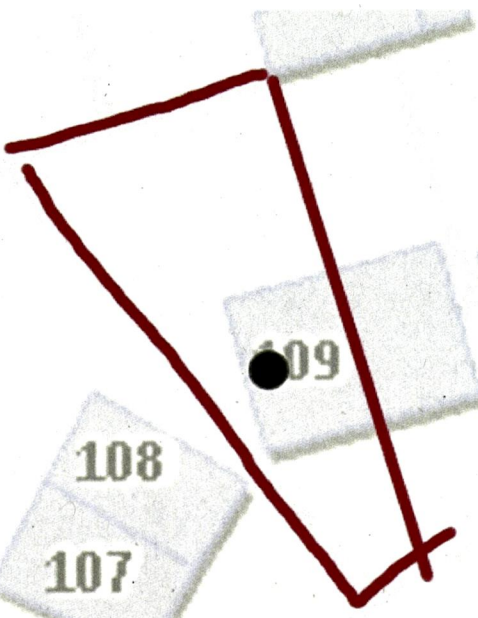
C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- 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.









109

108

107

101

98

96

66

69

Built in 2000 (year)
C. ty block, rendered
and Balton, insulation
and Skim finish inside.

Sewage connected to
existing man hole in
Back garden.

Lean too Roof, insulated
and ~~the~~ finish. state
UPVC windows and doors
to match existing

PHOTOS ATTACHED.

