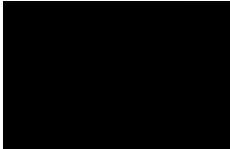




Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

David Healy,



30/01/2025

**RE: Section 5 Declaration R899/24, 4 Oak Avenue, Classes Lake,
Ballincollig, Cork**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 18th November 2024 and Further Information received on 09th January 2025, I wish to advise as follows:

The Planning Authority in view of the above and having regard to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, (as amended);
- (c) Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 (as amended);
- (d) Section 4(1)(h) of the Planning and Development Act 2000 (as amended);
- (e) Further Information received on 09.01.2024 and
- (f) The existing character of the dwellinghouses and their gable ends

The Planning Authority has concluded that –

- (a) the works constitute development which come within the scope of Section 3(1) of the Planning and Development Act 2000 (as amended);
- (b) the construction of a single storey extension to the rear and side does not come within the scope of Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations (as amended) as it does not lie fully to the rear of the existing dwellinghouse but includes a portion to the side of the house;
- (c) the addition of a window to the existing ground floor side elevation does not constitute *'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'* as per Section 4(1)(h) of the Planning and Development Act 2000 (as amended)



We are Cork.

Therefore, the Planning Authority decides that –

- (a) the construction of a single storey extension to the rear and side of the dwelling is development and is not exempted development and
- (b) the addition of a window to the existing ground floor side elevation is development and is not exempted development

It is considered that *the specific question for which a declaration is sought* **IS DEVELOPMENT** and **IS NOT EXEMPTED DEVELOPMENT** at 4 Oak Avenue, Classes Lake, Ballincollig, Cork.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of the appropriate fee, refer this declaration for review by An Bord Pleanála within 4 weeks of the date it is issued, 30th January, 2025.

Is mise le meas,



David Foley

**Development Management Section
Planning & Integrated Development
Cork City Council**

Application type	SECTION 5 DECLARATION
Question	<i>Whether the construction of a single storey rear extension and the addition of a window to the existing ground floor side elevation is development and if so is or is not exempted development.</i>
Location	4 Oak Avenue, Classes Lake, Ballincollig.
Applicant	David Healy

1. REQUEST FOR FURTHER INFORMATION

This report should be read in conjunction with my previous report which recommended that Further Information be sought. A request for Further Information was made in respect of this application on 13.12.2021 as per the following:

- 1. It appears from the drawings that the wall/roof/gutters of the proposed extension would lie on/overhang the neighbouring property. While the letter of consent from your neighbour is noted please be aware that exemptions only apply to development within the curtilage of a dwelling house and not to any development extending beyond your site area – please clarify same along with any necessary amended drawings.*
- 2. It is noted that the neighbour's letter refers to a shed structure which will be flat roofed – this has not been shown on the drawings and could impact the availability of sufficient rear garden space remaining to satisfy the conditions and limitations of Class 1 exemptions. Please submit clarification in this regard as to the remaining garden area and photographs of the rear garden area.*
- 3. It appears that a new window in the existing dwelling is proposed which has not been referred to in the question attached to your application – please clarify whether you require the aspect of the proposed development to be considered in your application/question to the planning authority.*
- 4. Please clarify the intended use of the proposed development noting that a granny flat/separate dwelling unit would not be considered an extension. Please annotate all floor areas in the drawings and clarify whether an additional kitchen is proposed. Please clarify whether the existing dwelling is owner occupied or rented.*

FURTHER PLANNING ASSESSMENT

The applicant responded to the F.I. request on 09.01.2024 as follows:

- Item 1 – it has been confirmed that the extension will lie fully within the site boundary and that the centre line was incorrectly shown previously. There will be no gutters overhanging the neighbouring property.
- Item 2 – it is stated that no permanent shed is to be constructed, and photos of the rear garden have been enclosed.
- Item 3 – the applicant has requested that the new window be considered in the question.
- Item 4 it is stated that the intended use is as an extension adding an extra bedroom bringing it to a total of 4 with a downstairs bathroom and utility and a relocated dining area. The existing dwelling is stated to be owner occupied and the rooms have now been annotated on the drawings.

Following an examination of the submitted drawings and given the response to Further Information Item 3 the question to the Planning Authority is reworded as follows:

"Whether the construction of (a) a single storey rear and side extension and (b) the addition of a window to the existing ground floor side elevation is development and if so is or is not exempted development."

Questions (a) and (b) are assessed below:

(a) The construction of a single storey rear and side extension

It is noted that the proposed extension would not be fully located to the rear of the house but would in part project to the side by just under 1m.

As per the wording of Class 1 exemptions apply to the following development within the curtilage of a dwellinghouse:

'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.'

Therefore the only extensions to the side of a house which can be considered to be exempted development are existing structures which it is proposed to convert to living accommodation.

While relatively minor the projection would be visible from the front of the property and cannot be therefore considered to lie fully to the rear of the dwellinghouse but also to the side. The same issue has been assessed in a number of Section 5 References to An Bord Pleanála. As noted in previous determinations (including RL2506 and RL3491) such a projection to the side means that the development cannot be fully considered to lie to the rear of the dwelling house and therefore Class 1 of the Regulations do not apply in this instance.

In addition as noted by the An Bord Pleanála Inspector in Section 5 Ref 06D.RL2354 *'the exempted development provisions of the Regulations must be interpreted strictly, having regard to the provisions of Section 4(2) of the Act, which is the basis for these exempted development provisions in the Regulations.'*

It is noted that the development was proposed to the rear in its entirety it would appear to comply with the Conditions and Limitations of that Class having regard to the clarification received in relation to the size of the rear garden area etc.

(b) The addition of a window to the existing ground floor side elevation

In relation to the addition of a window to the existing ground floor side elevation of the house I note that this would be located more than 1m from the neighbouring boundary. Given that the gable end of this property faces the gable end of the adjoining dwelling, no windows exist on these gable ends and that the intervening party fence is relatively low and the boundary is relatively open I consider that the development does not come under the scope of Section 4(1)h of the Planning and Development Act 2000 as amended: i.e. *'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'*. There may be issues of overlooking/loss of privacy and impact on development potential which would need to be considered in the proposed development.

FURTHER ENVIRONMENTAL ASSESSMENT

Pursuant to article 103(1) of the Planning and Development Regulations 2001 as amended, having regard to the nature and scale of the proposed development and following a preliminary examination of, at the least, the nature, size or location of the proposed development, it is considered that there is no real likelihood of significant effects on the environment and it is consequently concluded that E.I.A. is not required.

It is not considered that the response to the F.I. gives rise to a significant change or modification to the proposed development so that it would now have a significant impact on a European Site, or that it would require environmental impact assessment. Consequently, it is considered that appropriate assessment and environment impact assessment are not required.

CONCLUSION

In considering this referral the Planning Authority had regard to:

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended);
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, (as amended);
- (c) Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001 (as amended);
- (d) Section 4(1)(h) of the Planning and Development Act 2000 (as amended);
- (e) Further Information received on 09.01.2024 and
- (f) The existing character of the dwellinghouses and their gable ends

The Planning Authority has concluded that –

- (a) the works constitute development which come within the scope of Section 3(1) of the Planning and Development Act 2000 (as amended);
- (b) the construction of a single storey extension to the rear and side does not come within the scope of Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations (as amended) as it does not lie fully to the rear of the existing dwellinghouse but includes a portion to the side of the house;

- (c) the addition of a window to the existing ground floor side elevation does not constitute '*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*' as per Section 4(1)(h) of the Planning and Development Act 2000 (as amended)

Therefore, the Planning Authority decides that –

- (a) the construction of a single storey extension to the rear and side of the dwelling is development and is not exempted development and
- (b) the addition of a window to the existing ground floor side elevation is development and is not exempted development

all at 4 Oak Avenue, Classes Lake, Ballincollig, Cork.

Evelyn Mitchell,
Senior Executive Planner,
29.01.2024

COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail planning@corkcity.ie

Fón/Tel: 021-4924029

Lionra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. NAME OF PERSON MAKING THE REQUEST

DAVID HEALY

2. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT

4 OAK AVENUE CLASSES LAKE OUGHS
CO. CORK P31K727

3. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

Sample Question: Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?

Note: only works listed and described under this section will be assessed under the section 5 declaration.

IS THE CONSTRUCTION OF A SINGLE STOREY
EXTENSION AT 4 OAK AVENUE CLASSES LAKE
OUGHS (P31K727) AN EXEMPTED DEVELOPMENT
IT IS UNDER 40 SQM AND THE EXTENSIONAL
AREA REMAINING WILL BE IN EXCESS OF 25 SQM.

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

THE WORKS WILL BE WITHIN 4 METRES OF
A NEIGHBOURING PROPERTY.

I HAVE AN AGREEMENT WITH THE OWNER
IN WRITING THAT HE IS ACCEPTING/AGREEABLE
TO THE BUILD. (SEE ATTACHED)

DEVELOPMENT MANAGEMENT
CCP

18 NOV 2024

CORK CITY COUNCIL

4. Are you aware of any enforcement proceedings connected to this site?

If so please supply details:

NO

5. Is this a Protected Structure or within the curtilage of a Protected Structure? ☐ NO

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority? ☐

6. Was there previous relevant planning application/s on this site? ☐

If so please supply details:

NO

7. APPLICATION DETAILS

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing /proposed structure/s	<u>39.5 sqm</u>
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas. (sq m)
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle)	Proposed/existing use (please circle)
<u>N/A</u>	<u>N/A</u>

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	<input checked="" type="checkbox"/> A. Owner	<input type="checkbox"/> B. Other
Where legal interest is 'Other', please state your interest in the land/structure in question		
If you are not the legal owner, please state the name of the owner if available		

8. I / We confirm that the information contained in the application is true and accurate:

Signature: 

Date: 14 Nov 2024

PLANNER'S REPORT
Ref. R899/24

Cork City Council
Development
Management
Strategic Planning
and Economic
Development

Application type	SECTION 5 DECLARATION
Question	Whether the construction of a single storey extension is development and if so whether it is exempted development.
Location	4 Oak Avenue, Classes Lake, Ballincollig.
Applicant	David Healy

1. REQUIREMENTS FOR A SECTION 5 DECLARATION APPLICATION

Section 5(1) of the Planning and Development Act 2000 as amended states:

5.—(1) If any question arises as to what, in any particular case, is or is not development or 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, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

The requirements for making a section 5 declaration are set out in the Act.

2. THE QUESTION BEFORE THE PLANNING AUTHORITY

The question to the Planning Authority is reworded as follows:

"Whether the construction of a single storey extension to the rear of an existing dwelling is development and if so whether it is exempted development."

3. SITE DESCRIPTION

The subject property comprises a two-storey end of terrace dwelling house in the Classes Lake housing estate west of Ballincollig village.

The question relates to a single-storey extension which it is proposed to construct to the rear of the dwelling house.

4. PLANNING HISTORY

There is no record of a recent planning application on this particular site on the P.E.S. system. This section of the overall estate may have been constructed under Cork County Council planning application Ref: 99/6245 – (system refers to address as The Oaks which is however the adjoining cul-de-sac). I have requested the return of this file from Cork County Council to ascertain whether there is any limiting condition on the construction of rear extensions in this part of the estate.

06/6407: Permission granted for the retention of landscaped open area as part of residential development permitted under 99/6245 at The Oaks, Classes Lake.

5. CURRENT LEGISLATIVE PROVISIONS

5.1 Planning and Development Act, 2000 as amended

Section 2(1),

"exempted development" has the meaning specified in section 4.

"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.

Section 3(1),

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(2),

Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001, as amended.

Section 4(3),

A reference in this Act to exempted development shall be construed as a reference to development which is—

(a) any of the developments specified in subsection (1), or

(b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

5.2 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,

Article 9 sets out restrictions on exemptions specified under article 6. Article 9(1) of the Regulations sets out circumstances in which development to which Article 6 relates shall not be exempted development, including (a) if the carrying out of such development would:-

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

(Article 6) Schedule 2, Part 1, Class 1

Classes 1-8 relate to development within the curtilage of a house and Class 1 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"*.

Schedule 2, Part 1, Class 1

Exempted Development — General

Column 1 <i>Description of Development</i>	Column 2 <i>Conditions and Limitations</i>
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p><i>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.</i></p>	<ol style="list-style-type: none"> 1. (a) <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i> (b) <i>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.</i> (c) <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i> 2. (a) <i>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.</i> (b) <i>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.</i> (c) <i>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,</i>

Column 1 <i>Description of Development</i>	Column 2 <i>Conditions and Limitations</i>
	<p><i>including those for which planning permission has been obtained, shall not exceed 20 square metres.</i></p> <p>3. <i>Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i></p> <p>4. (a) <i>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.</i></p> <p>(b) <i>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.</i></p> <p>(c) <i>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.</i></p> <p>5. <i>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.</i></p> <p>6. (a) <i>Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i></p> <p>(b) <i>Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</i></p> <p>(c) <i>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.</i></p>

<i>Column 1 Description of Development</i>	<i>Column 2 Conditions and Limitations</i>
	7. The roof of any extension shall not be used as a balcony or roof garden.

6. ASSESSMENT

6.1 Development

The first issue for consideration is whether or not the matter at hand is 'development', which is defined in the Act as comprising two chief components: 'works' and / or 'any material change in the use of any structures or other land'. It is clear that an extension to a dwelling house comprises 'works', which is defined in section 3(1) of the Act as including 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal'. As the proposal comprises 'works', it is clearly therefore 'development' within the meaning of the Act.

CONCLUSION — is development

6.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development. Section 2(1) of the Act defines 'exempted development' as having 'the meaning specified in section 4' of the Act (which relates to exempted development).

Section 4(3) of the Act states that exempted development either means development specified in section 4(1) or development which is exempted development having regard to any regulations under section 4(2). In my opinion the proposed extension does not come within the scope of section 4(1). The proposed extension comes under the scope of **section 4(2)** (i.e. exemptions specified in the Regulations), having regard to the use of the word 'or' in section 4(3).

Restrictions on exemption

As the history file for the overall housing estate is as yet unavailable I cannot state that a condition limiting the construction of rear extensions was not placed on the governing estate planning permission file de-exempting the construction of rear extensions.

Exempted Development Regulations – Second Schedule, Part 1, Class 1. Class 1 Conditions and Limitations

Condition / Limitation 1(a)

The proposed ground floor is stated in the application form to measure 39.5 sq.m.

Condition / Limitation 1(b) and (c)

N/A.

Condition / Limitation 2(a)

It is stated in the application form that the house has not been extended.

Condition / Limitation 2(b) and (c)

N/A.

Condition / Limitation 3

N/A.

Condition / Limitation 4(a)

The height of the walls of the extension would not exceed the height of the rear wall of the house.

Condition / Limitation 4(b)

N/A/

Condition / Limitation 4(c)

The height of the highest part of the roof would not exceed the highest part of the roof of the dwelling.

Condition / Limitation 5

Clarification is needed in this regard.

Condition / Limitation 6(a)

All windows are shown on the drawings to be more than 1m from the boundary they face.

Condition / Limitation 6(b) and (c)

N/A

Condition / Limitation 7

N/A (sloped roof).

7. ENVIRONMENTAL ASSESSMENT

I note the provisions of sections 4(4), 4(4A) and 177U(9) of the Act which state as follows:

Section 4(4),

Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 4(4A)

Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

- (a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and*
 - (b) as respects which an environmental impact assessment or an appropriate assessment is required,*
- to be exempted development.*

Section 177U(9)

In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

7.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 and Schedule 7 of the Planning and Development Regulations 2001, as amended it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that environmental impact assessment is not required.

7.2 Screening for Appropriate Assessment

The applicant has not submitted an appropriate assessment screening report. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of these European sites. Accordingly it is considered that appropriate assessment is not required.

8. ASSESSMENT & RECOMMENDATION

There are a number of issues which require clarification in this instance prior to the formation of a conclusion in relation to the status of the proposed development:

It appears from the drawings that the roof of the proposed extension overhangs the neighbouring property – notwithstanding the submitted letter of consent from the neighbour it is noted that exemptions apply to development within the curtilage of a dwelling house therefore would not apply to any extending beyond this – clarification in this regard is therefore recommended.

It is noted that the neighbour's letter refers to a shed structure which will be flat roofed – this has not been shown on the drawings and could impact the availability of rear garden space remaining. Clarification on this issue should be sought.

It appears that a new window is proposed in the existing dwelling which has not been referred to in the question – clarification as to whether this development is included in the application should be sought.

It is not clear whether the extension would be used as a separate dwelling rather than an extension – a bedroom and bathroom are shown and an area that could be used as a kitchen with separate external access proposed – clarification in relation to the intended use is recommended.

It is therefore recommended that Further Information should be sought in this instance.

REQUEST FOR FURTHER INFORMATION

1. It appears from the drawings that the wall/roof/gutters of the proposed extension would lie on/overhang the neighbouring property. While the letter of consent from your neighbour is noted please be aware that exemptions only apply to development within the curtilage of a dwelling house and not to any development extending beyond your site area – please clarify same along with any necessary amended drawings.
2. It is noted that the neighbour's letter refers to a shed structure which will be flat roofed – this has not been shown on the drawings and could impact the availability of sufficient rear garden space remaining to satisfy the conditions and limitations of Class 1 exemptions. Please submit clarification in this regard as to the remaining garden area and photographs of the rear garden area.
3. It appears that a new window in the existing dwelling is proposed which has not been referred to in the question attached to your application – please clarify whether you require the aspect of the proposed development to be considered in your application/question to the planning authority.
4. Please clarify the intended use of the proposed development noting that a granny flat/separate dwelling unit would not be considered an extension. Please annotate all floor areas in the drawings and clarify whether an additional kitchen is proposed. Please clarify whether the existing dwelling is owner occupied or rented.

Evelyn Mitchell,
Senior Executive Planner,
13.12.2024

CONTENTS OF STATUTORY DECLARATION

An application for a certificate shall be accompanied by a statutory declaration made by the applicant –

- (a) giving, in respect of the period of 5 years preceding the application, such particulars of the legal and beneficial ownership of the land, on which it is proposed to carry out the development to which the application relates, as are within the applicant's knowledge or procurement,
- (b) identifying any persons with whom the applicant is acting in concert,

NOTE: Acting in Concert (Definition)

The Planning & Development Act states that 2 or more persons shall be deemed to be acting in concert if, pursuant to an agreement, arrangement or understanding, 1 of them makes an application under subsection (3) or causes such an application to be made.

- (c) giving particulars of –
 - (i) any interest that the applicant has, or had at any time during the said period in any land in the immediate vicinity of the land on which it is proposed to carry out such development, and
 - (ii) any interest that any person with whom the applicant is acting in concert has, or had at any time during the said period, in any land in the said immediate vicinity, or which the applicant has knowledge

NOTE: Immediate Vicinity (Definition)

The Planning & Development Act states that land which is more than 400 metres from a particular piece of other land shall not be considered to be in the vicinity of that other land.

- (d) stating that the applicant is not aware of any facts or circumstances that would constitute grounds under *subsection (12)** for the refusal by the planning authority to grant a certificate.
- (e) giving such other information as may be prescribed.

* **Subsection (12)** provides that an application for a certificate must be refused where the applicant, or a person with whom they are acting in concert:

- (a) has been granted a certificate in respect of a development in the preceding 5 years which remains in force at the time of the application, or
- (b) has carried out or has been granted permission to carry out a development of the types referred to in *subsection (3)*:-

- (i) after 1st November, 2001 (i.e. 1 year from the date of commencement of the section), and
- (ii) 5 years before the date of applying for the certificate,

on the land for which the person is now seeking a certificate, or land within its immediate vicinity, unless –

- (i) the aggregate of the development for which a certificate is being sought and the development to which paragraph (a) or (b) relates would not exceed 4 houses, or
- (ii) where the proposed development would exceed 4 houses, the land on which it is proposed to be carried out is less than 0.1 hectares.

**APPLICATION FOR EXEMPTION CERTIFICATES PURSUANT TO SECTION 97 OF THE
PLANNING & DEVELOPMENT ACT, 2000 (AS AMENDED)**

ARTICLES 48/49 PLANNING & DEVELOPMENT ACT 2001 (AS AMENDED)

EXPLANATORY MEMORANDUM

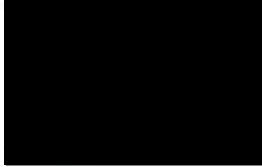
EXEMPTION CERTIFICATES in respect of certain small residential developments which are excluded from the social and affordable housing provisions of Part V of the Planning & Development Act, 2000 (as amended).

Section 97(3) of the Planning & Development Act, 2000 (as amended) states that stand alone developments consisting of the provision of 4 or fewer houses or on land of 0.1 hectares or less will be exempt from the requirement to transfer lands to the local authority for social or affordable housing. To avail of this exemption, a person who wishes to obtain permission for the building of 4 houses or less or for housing development on lands of 0.1 hectares or less, where either falls within the scope of Part V and the provisions of the Councils Housing Strategy, will have to either obtain and / or furnish proof of making an application for, an exemption certificate in advance of applying for planning permission to the planning authority. When applying for this certificate, the person will have to swear a statutory declaration stating certain facts, such as the history of the ownership of the land, and whether they have interests in land in the immediate vicinity to allow the Local Authority to perform its functions under the Act.

The purpose of the new procedure is to ensure that persons do not seek to avoid the application of the provisions of Part V of the Planning & Development Act, 2000 (as amended) for example, by making multiple applications for small scale residential development.



John Cooper



It is agreed that when constructing the rear extension at No. 4 Oak Avenue, the following will apply

1. A 215mm blockwork outer leaf will be constructed as per the detail attached. The external face will be 50mm from the boundary line on the 4 Oak Avenue side.
2. The construction of any future extension to the property of No. 3 Oak Avenue will not impact No 4. as agreed. The 215mm block wall is to be included for fire protection purposes on the external leaf of 4 Oak avenue extension.
3. That it is agreed that in the case of any future extension at No. 3 Oak Avenue, All works will be notified to the occupants of No. 4 Oak Avenue prior to works commencing. All construction related costs will be the responsibility of the Owners/Occupants of No. 3 Oak Avenue.
4. Extension to be constructed as per drawings, with the exception of the shed, which will be a flat roof at eaves level.
5. Permission to access the property at No. 3 Oak Avenue is agreed to allow for construction of the foundation and the 215mm block work wall and plastering and roofing. Scaffold is permitted to be erected to facilitate construction. The garden at the rear of the No. 3 will be re-instated to its original condition upon completion of works.

Signed

John Cooper (owner of No. 3)

Date:

22/12/2020 087 911 9900

Signed

David Healy (owner of No. 4)

Date:

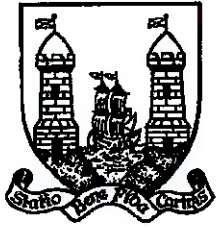
08/12/2020

Signed

Martha Healy (owner of No. 4)

Date:

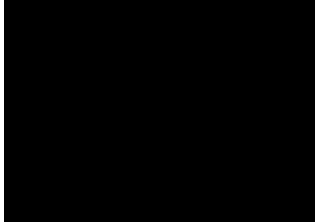
08/12/2020



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

David Healy



13/12/2024

**RE: Section 5 Declaration R899/24 4 Oak Avenue, Classes Lake,
Ovens, Co. Cork, P31K727**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, I wish to advise under the provisions of section 5(2)(b) of the Planning and Development Act 2000, as amended, that the following further information is required in order to properly assess this application:

1. It appears from the drawings that the wall/roof/gutters of the proposed extension would lie on/overhang the neighbouring property. While the letter of consent from your neighbour is noted please be aware that exemptions only apply to development within the curtilage of a dwelling house and not to any development extending beyond your site area – please clarify same along with any necessary amended drawings.
2. It is noted that the neighbour's letter refers to a shed structure which will be flat roofed – this has not been shown on the drawings and could impact the availability of sufficient rear garden space remaining to satisfy the conditions and limitations of Class 1 exemptions. Please submit clarification in this regard as to the remaining garden area and photographs of the rear garden area.
3. It appears that a new window in the existing dwelling is proposed which has not been referred to in the question attached to your application – please clarify whether you require the aspect of the proposed development to be considered in your application/question to the planning authority.
4. Please clarify the intended use of the proposed development noting that a granny flat/separate dwelling unit would not be considered an extension. Please annotate all floor areas in the drawings and clarify whether an additional kitchen is proposed. Please clarify whether the existing dwelling is owner occupied or rented.



We are Cork.

Is mise le meas,


David Foley

**Development Management Section
Planning & Integrated Development
Cork City Council**

PLANNER'S REPORT
Ref. R899/24

Cork City Council
Development
Management
Strategic Planning
and Economic
Development

Application type	SECTION 5 DECLARATION
Question	Whether the construction of a single storey extension is development and if so whether it is exempted development.
Location	4 Oak Avenue, Classes Lake, Ballincollig.
Applicant	David Healy

1. REQUIREMENTS FOR A SECTION 5 DECLARATION APPLICATION

Section 5(1) of the Planning and Development Act 2000 as amended states:

5.—(1) If any question arises as to what, in any particular case, is or is not development or 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, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

The requirements for making a section 5 declaration are set out in the Act.

2. THE QUESTION BEFORE THE PLANNING AUTHORITY

The question to the Planning Authority is reworded as follows:

"Whether the construction of a single storey extension to the rear of an existing dwelling is development and if so whether it is exempted development."

3. SITE DESCRIPTION

The subject property comprises a two-storey end of terrace dwelling house in the Classes Lake housing estate west of Ballincollig village.

The question relates to a single-storey extension which it is proposed to construct to the rear of the dwelling house.

4. PLANNING HISTORY

There is no record of a recent planning application on this particular site on the P.E.S. system. This section of the overall estate may have been constructed under Cork County Council planning application Ref: 99/6245 – (system refers to address as The Oaks which is however the adjoining cul-de-sac). I have requested the return of this file from Cork County Council to ascertain whether there is any limiting condition on the construction of rear extensions in this part of the estate.

06/6407: Permission granted for the retention of landscaped open area as part of residential development permitted under 99/6245 at The Oaks, Classes Lake.

5. CURRENT LEGISLATIVE PROVISIONS

5.1 Planning and Development Act, 2000 as amended

Section 2(1),

"exempted development" has the meaning specified in section 4.

"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.

Section 3(1),

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(2),

Section 4(2) provides that the Minister may, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations 2001, as amended.

Section 4(3),

A reference in this Act to exempted development shall be construed as a reference to development which is—

(a) any of the developments specified in subsection (1), or

(b) development which, having regard to any regulations under subsection (2), is exempted development for the purposes of this Act.

5.2 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,

Article 9 sets out restrictions on exemptions specified under article 6. Article 9(1) of the Regulations sets out circumstances in which development to which Article 6 relates shall not be exempted development, including (a) if the carrying out of such development would:-

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

(Article 6) Schedule 2, Part 1, Class 1

Classes 1-8 relate to development within the curtilage of a house and Class 1 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"*.

Schedule 2, Part 1, Class 1

Exempted Development — General

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1</p> <p><i>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.</i></p>	<ol style="list-style-type: none"> 1. (a) <i>Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</i> (b) <i>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.</i> (c) <i>Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i> 2. (a) <i>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.</i> (b) <i>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.</i> (c) <i>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,</i>

Column 1 Description of Development	Column 2 Conditions and Limitations
	<p><i>including those for which planning permission has been obtained, shall not exceed 20 square metres.</i></p> <p>3. <i>Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i></p> <p>4. (a) <i>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.</i></p> <p>(b) <i>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.</i></p> <p>(c) <i>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.</i></p> <p>5. <i>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.</i></p> <p>6. (a) <i>Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i></p> <p>(b) <i>Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</i></p> <p>(c) <i>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.</i></p>

<i>Column 1 Description of Development</i>	<i>Column 2 Conditions and Limitations</i>
	7. <i>The roof of any extension shall not be used as a balcony or roof garden.</i>

6. ASSESSMENT

6.1 Development

The first issue for consideration is whether or not the matter at hand is 'development', which is defined in the Act as comprising two chief components: 'works' and / or 'any material change in the use of any structures or other land'. It is clear that an extension to a dwelling house comprises 'works', which is defined in section 3(1) of the Act as including 'any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal'. As the proposal comprises 'works', it is clearly therefore 'development' within the meaning of the Act.

CONCLUSION – is development

6.2 Exempted development

The next issue for consideration is whether or not the matter at hand is exempted development. Section 2(1) of the Act defines 'exempted development' as having 'the meaning specified in section 4' of the Act (which relates to exempted development).

Section 4(3) of the Act states that exempted development either means development specified in section 4(1) or development which is exempted development having regard to any regulations under section 4(2). In my opinion the proposed extension does not come within the scope of section 4(1). The proposed extension comes under the scope of **section 4(2)** (i.e. exemptions specified in the Regulations), having regard to the use of the word 'or' in section 4(3).

Restrictions on exemption

As the history file for the overall housing estate is as yet unavailable I cannot state that a condition limiting the construction of rear extensions was not placed on the governing estate planning permission file de-exempting the construction of rear extensions.

Exempted Development Regulations – Second Schedule, Part 1, Class 1.

Class 1 Conditions and Limitations

Condition / Limitation 1(a)

The proposed ground floor is stated in the application form to measure 39.5 sq.m.

Condition / Limitation 1(b) and (c)

N/A.

Condition / Limitation 2(a)

It is stated in the application form that the house has not been extended.

Condition / Limitation 2(b) and (c)

N/A.

Condition / Limitation 3

N/A.

Condition / Limitation 4(a)

The height of the walls of the extension would not exceed the height of the rear wall of the house.

Condition / Limitation 4(b)

N/A/

Condition / Limitation 4(c)

The height of the highest part of the roof would not exceed the highest part of the roof of the dwelling.

Condition / Limitation 5

Clarification is needed in this regard.

Condition / Limitation 6(a)

All windows are shown on the drawings to be more than 1m from the boundary they face.

Condition / Limitation 6(b) and (c)

N/A

Condition / Limitation 7

N/A (sloped roof).

7. ENVIRONMENTAL ASSESSMENT

I note the provisions of sections 4(4), 4(4A) and 177U(9) of the Act which state as follows:

Section 4(4),

Notwithstanding paragraphs (a), (i), (ia) and (l) of subsection (1) and any regulations under subsection (2), development shall not be exempted development if an environmental impact assessment or an appropriate assessment of the development is required.

Section 4(4A)

Notwithstanding subsection (4), the Minister may make regulations prescribing development or any class of development that is—

(a) authorised, or required to be authorised by or under any statute (other than this Act) whether by means of a licence, consent, approval or otherwise, and

(b) as respects which an environmental impact assessment or an appropriate assessment is required,

to be exempted development.

Section 177U(9)

In deciding upon a declaration or a referral under section 5 of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.

7.1 Screening for Environmental Impact Assessment

Having regard to the contents of Article 103 and Schedule 7 of the Planning and Development Regulations 2001, as amended it is considered that the proposed development by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly it is considered that environmental impact assessment is not required.

7.2 Screening for Appropriate Assessment

The applicant has not submitted an appropriate assessment screening report. The relevant European sites are the Cork Harbour SPA (site code 004030) and the Great Island Channel cSAC (site code 001058). Having regard to the location of the proposed development site relative to these European sites and related watercourses and to the nature and scale of the proposed development it is considered that the proposed development would not affect the integrity of these European sites. Accordingly it is considered that appropriate assessment is not required.

8. ASSESSMENT & RECOMMENDATION

There are a number of issues which require clarification in this instance prior to the formation of a conclusion in relation to the status of the proposed development:

It appears from the drawings that the roof of the proposed extension overhangs the neighbouring property – notwithstanding the submitted letter of consent from the neighbour it is noted that exemptions apply to development within the curtilage of a dwelling house therefore would not apply to any extending beyond this – clarification in this regard is therefore recommended.

It is noted that the neighbour's letter refers to a shed structure which will be flat roofed – this has not been shown on the drawings and could impact the availability of rear garden space remaining. Clarification on this issue should be sought.

It appears that a new window is proposed in the existing dwelling which has not been referred to in the question – clarification as to whether this development is included in the application should be sought.

It is not clear whether the extension would be used as a separate dwelling rather than an extension – a bedroom and bathroom are shown and an area that could be used as a kitchen with separate external access proposed – clarification in relation to the intended use is recommended.

It is therefore recommended that Further Information should be sought in this instance.

REQUEST FOR FURTHER INFORMATION

1. It appears from the drawings that the wall/roof/gutters of the proposed extension would lie on/overhang the neighbouring property. While the letter of consent from your neighbour is noted please be aware that exemptions only apply to development within the curtilage of a dwelling house and not to any development extending beyond your site area – please clarify same along with any necessary amended drawings.
2. It is noted that the neighbour's letter refers to a shed structure which will be flat roofed – this has not been shown on the drawings and could impact the availability of sufficient rear garden space remaining to satisfy the conditions and limitations of Class 1 exemptions. Please submit clarification in this regard as to the remaining garden area and photographs of the rear garden area.
3. It appears that a new window in the existing dwelling is proposed which has not been referred to in the question attached to your application – please clarify whether you require the aspect of the proposed development to be considered in your application/question to the planning authority.
4. Please clarify the intended use of the proposed development noting that a granny flat/separate dwelling unit would not be considered an extension. Please annotate all floor areas in the drawings and clarify whether an additional kitchen is proposed. Please clarify whether the existing dwelling is owner occupied or rented.

Evelyn Mitchell,
Senior Executive Planner,
13.12.2024

David Foley

Development Management Section

Planning and Integrated Development

City Hall, Cork

T12 T997



RE: Section 5 Declaration R899/24 4 Oak Avenue, Classes Lake, Overs, Co. Cork

A Chara,



Please see the responses below in red in relation to the above Section 5 declaration.

Please review and advise of any further assistance required. Thank you

1. It appears from the drawings that the wall/roof/gutters of the proposed extension would lie on/overhang the neighbouring property. While the letter of consent from your neighbour is noted please be aware that exemptions only apply to development within the curtilage of a dwelling house and not to any development extending beyond your site area - please clarify same along with any necessary amended drawings.

The Extension will be fully within the boundary of No. 4 Oak Avenue, Classes Lake including roof, walls. There are no gutters on this elevation. The Centreline depicted on the initial drawings is in the incorrect location.

Please see enclosed revised drawings.

Comments noted on the curtilage area.

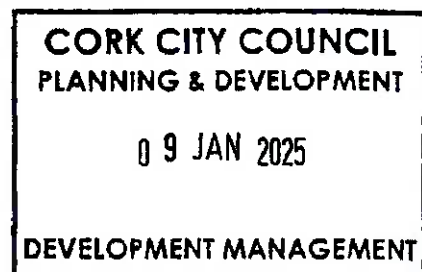
2. It is noted that the neighbour's letter refers to a shed structure which will be flat roofed - this has not been shown on the drawings and could impact the availability of sufficient rear garden space remaining to satisfy the conditions and limitations of Class 1 exemptions. Please submit clarification in this regard as to the remaining garden area and photographs of the rear garden area.

Please note there is no permanent shed structure to be built.

See photos of rear garden area enclosed.

3. It appears that a new window in the existing dwelling is proposed which has not been referred to in the question attached to your application - please clarify whether you require the aspect of the proposed development to be considered in your application/question to the planning authority.

Please consider the window in the application



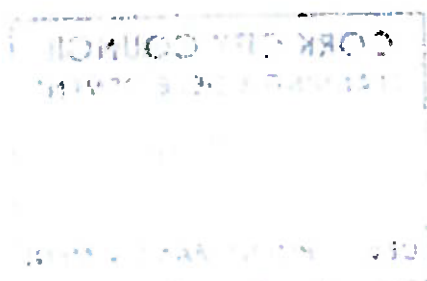
4. Please clarify the intended use of the proposed development noting that a granny flat/separate dwelling unit would not be considered an extension. Please annotate all floor areas in the drawings and clarify whether an additional kitchen is proposed. Please clarify whether the existing dwelling is owner occupied or rented.

The intended use of the development is an extension to the existing home. It will add an extra bedroom bringing the overall total to 4, also incorporated will be a downstairs bathroom and utility space to the home. It will also allow for a new larger kitchen area. The dining area will be relocated into the new extension to the glazed area on the south.

The existing dwelling is Owner occupied.

Please see room names annotated on the drawings enclosed

David Healy







**CORK CITY COUNCIL
PLANNING & DEVELOPMENT**

09 JAN 2025

DEVELOPMENT MANAGEMENT



OSi PLACE Map



Tailte Éireann

CENTRE COORDINATES:
ITM 559536,573353

PUBLISHED: 16/10/2024 **ORDER NO.:** 59428667

MAP SERIES: 1:2 500 **MAP SHEETS:** 3380-C

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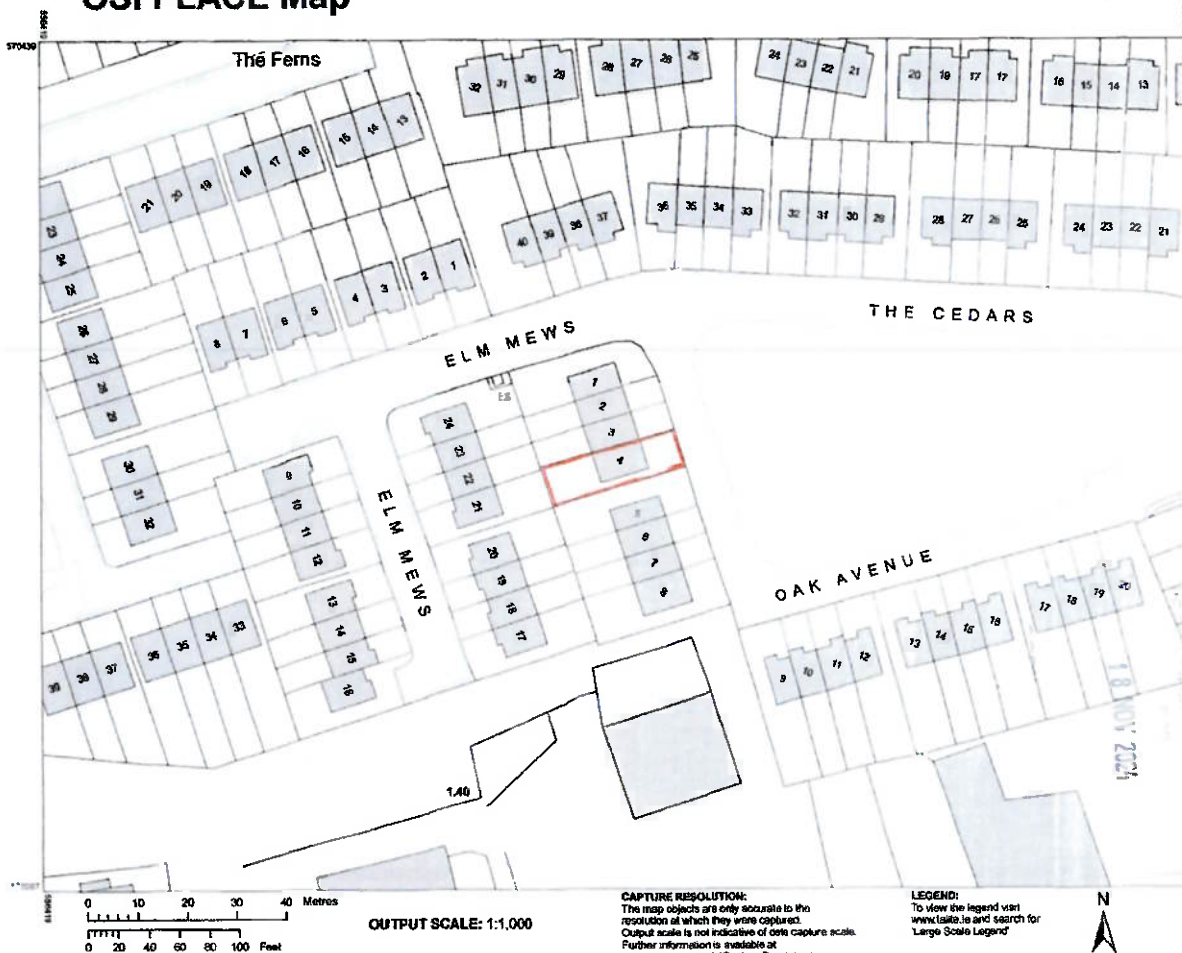
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OSi PLACE Map

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CENTRE COORDINATES:
ITM 556436, 570353

PUBLISHED: ORDER NO.:
16/10/2024 50428687

MAP SERIES: MAP SHEETS:
1:2,500 5580-C

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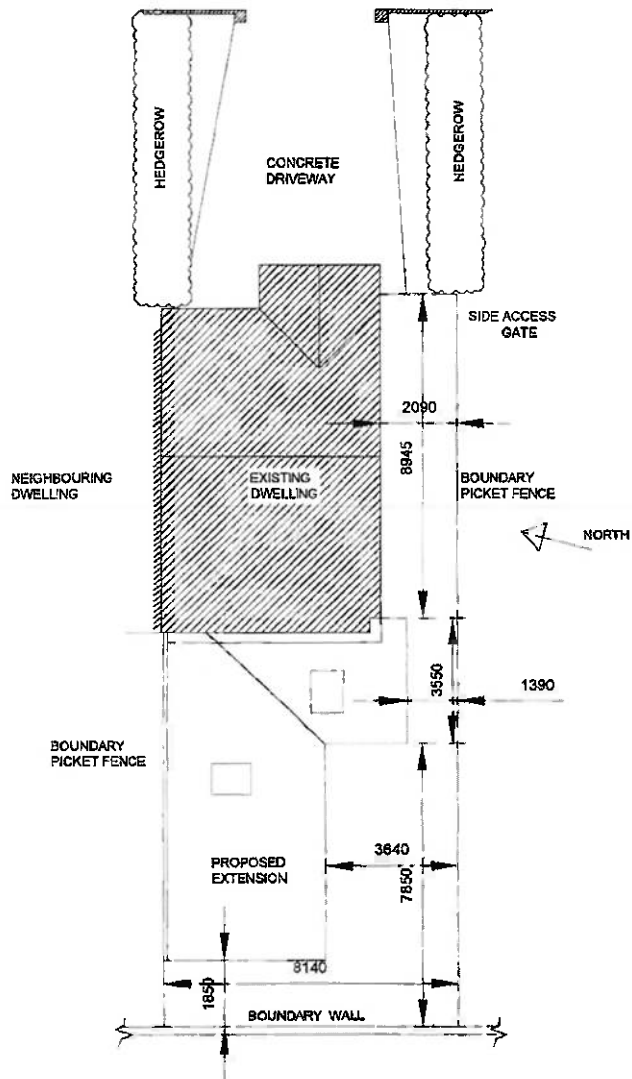
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556419

GENERAL NOTES

1. ALL DIMENSIONS IN MILLIMETRES
2. DO NOT SCALE FROM THE DRAWING



18 NOV 2024

PREPARED BY:
DAVID HEALY
4 OAK AVENUE
CLASSES LAKE OVENS

PROJECT ADDRESS

4 OAK AVENUE
CLASSES LAKE OVENS
CORK

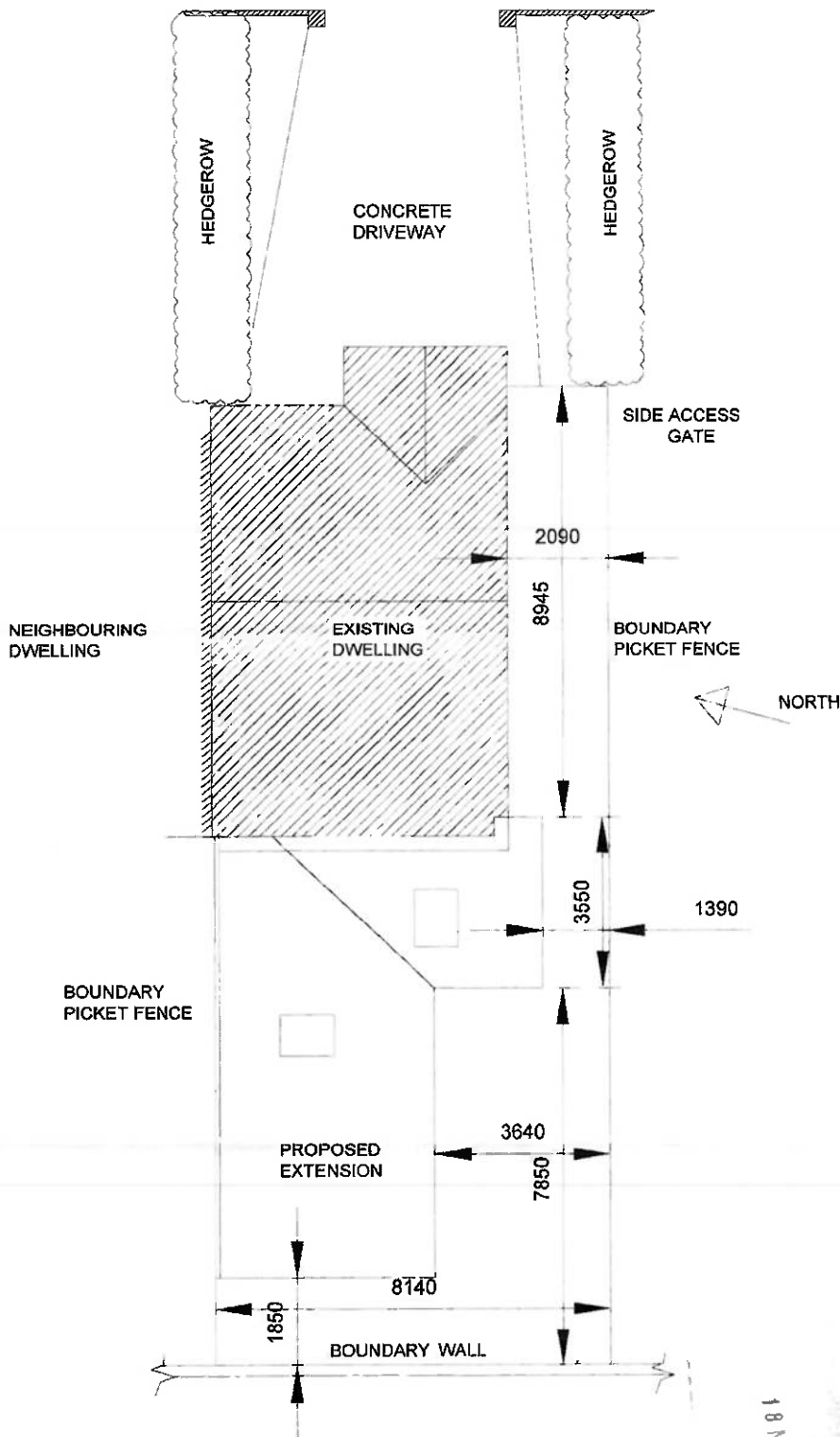
PROJECT NAME
PROPOSED SINGLE STOREY
EXTENSION @
4 OAK AVENUE

SCALE: 1:200

DRAWING NO. SL-001

GENERAL NOTES

1. ALL DIMENSIONS IN MILLIMETRES
2. DO NOT SCALE FROM THE DRAWING



PREPARED BY:
DAVID HEALY
4 OAK AVENUE
CLASSES LAKE OVENS

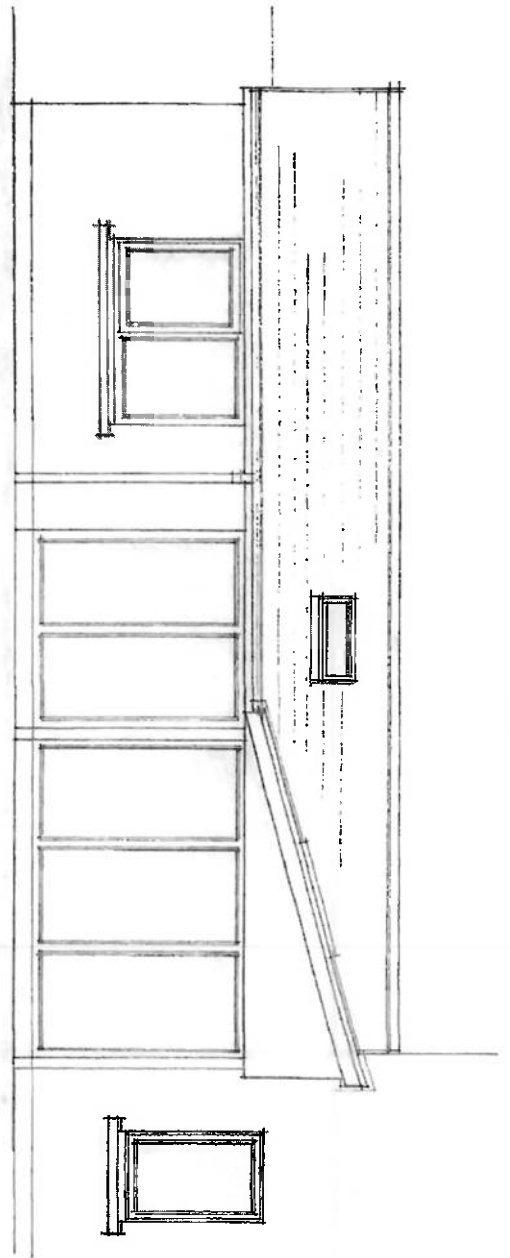
PROJECT ADDRESS:

4 OAK AVENUE
CLASSES LAKE OVENS
CORK

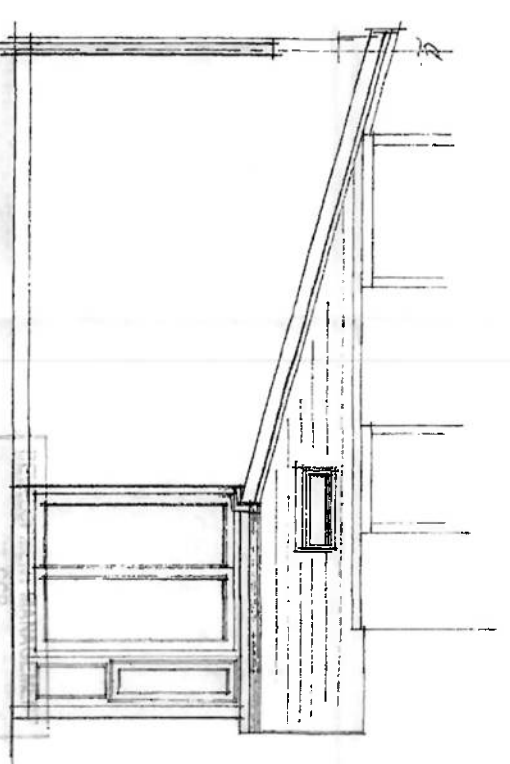
PROJECT NAME:
PROPOSED SINGLE
STOREY EXTENSION @
4 OAK AVENUE

SCALE: 1:100

DRAWING NO: SL-001

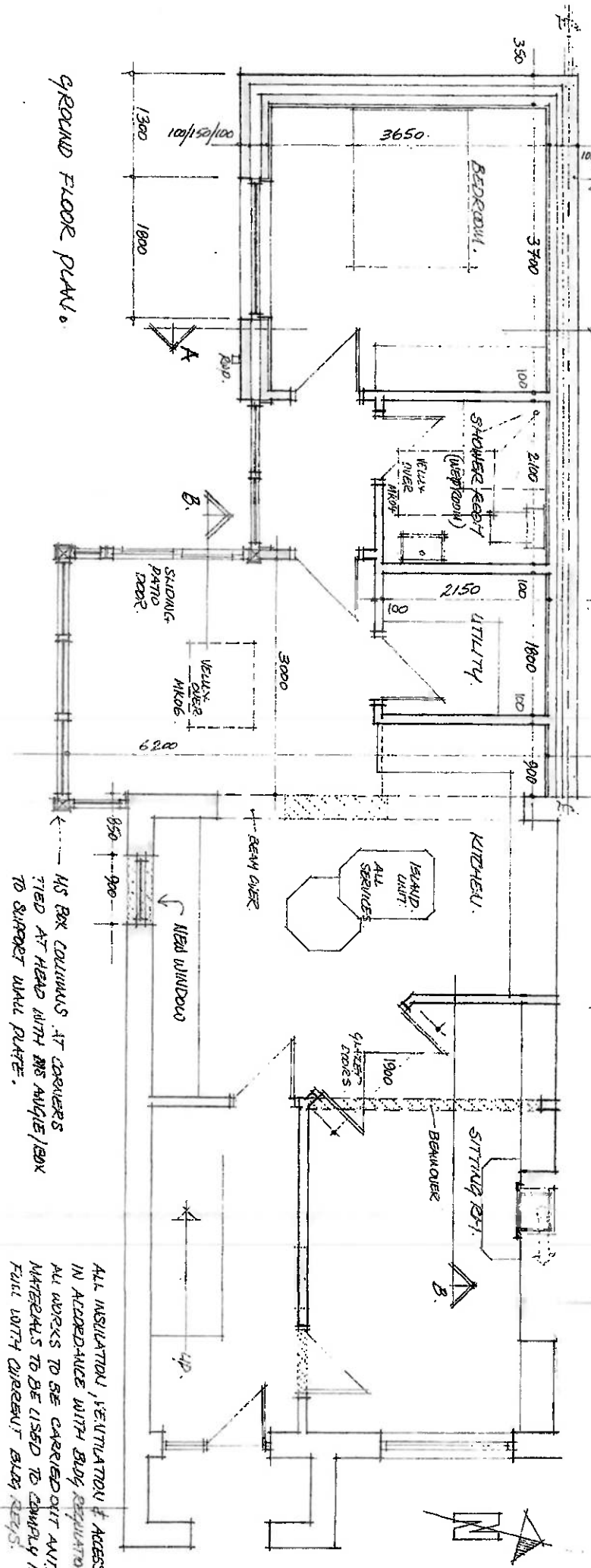


SOUTH ELEVATION.
1:50.



WEST ELEVATION.
1:50.

18 NOV 2024



GROUND FLOOR PLAN.

ALL INSULATION, VENTILATION & ACCESS IN ACCORDANCE WITH BUDG. REQUIREMENTS. ALL WORKS TO BE CARRIED OUT AND MATERIALS TO BE USED TO COMPLY IN FULL WITH CURRENT BUDG. REQS.

CONSTRUCTION AND QUOTE IS SUGGESTED ONLY ~ STRUCTURAL DESIGN SPEC. BY ENGINEER ~ INSULATION PER RECD BEE

M. J. J. J. & P. J. J. J.

* TO SIMPLIFY & ENSURE
GOOD FLASHING
CONSIDER CLADDING
BEH WALL ABOVE
EXTENSION WITH
EITHER EXT INSULATION
OR VERTICAL SLATE

LOW PITCH ROOFING
TREATED BATTENS
TYNEX OR EQUAL
150x50 RATHERS @ 400c/s
100x75 W/ PLATES
300 BUILT INSUL. HORIZONTAL
INSULATED SLABS TO CEILING
THRO OUT

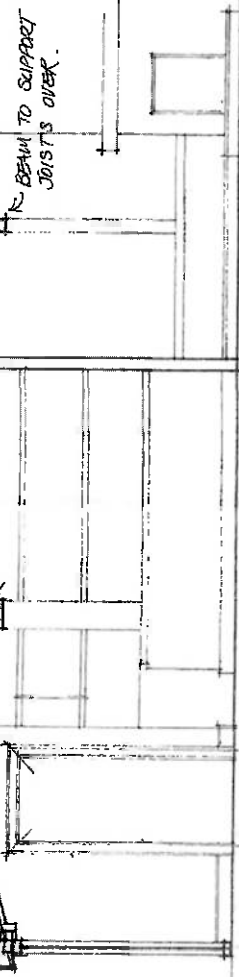
POSITION OF
VELUX TO SHOWER BY

LOW PITCH RIDGE
VERTICAL SLATE

SAND CT PLASTER. DU
225 CONC BLK. &
100 XTRATHERM.
100 CONC BLOCK
50 INSULATED SLAB.

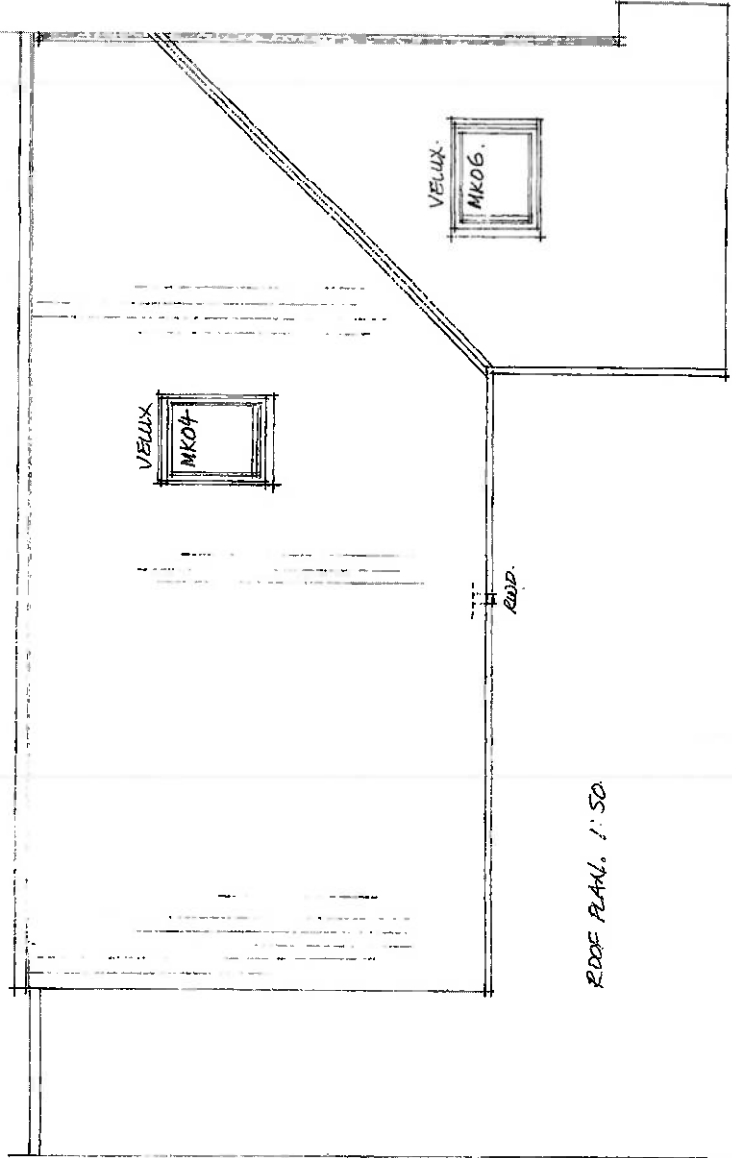
SAND CT PLASTER ON
100 CONC BLK WALL.
150 CAVITY WITH
100 XTRATHERM.
100 INNER BLOCK
WITH 50 INSULATED SLAB

BEAMS TO SUPPORT JOISTS & WALL OVER.
TO ENGINEERS DETAIL DESIGN & SPEC.

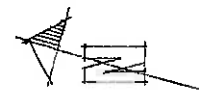


SECTION B-B 1:50.

SECTION A-A 1:50.



ROOF PLAN 1:50



VERTICAL SLATE OR
PLASTER CONCRETE
ON TIMBER
SUBSTRUCTURE

EAST ELEVATION 1:50

ALL INSULATION, VENTILATION & ACCESS
IN ACCORDANCE WITH BLDG REQ'S
ALL WORKS TO BE CARRIED OUT AND
MATERIALS TO BE USED TO COMPLY IN
FULL WITH CURRENT BLDG REQ'S.

CONSTRUCTION INFO GIVEN IS SUGGESTED ONLY. ~ STRUCTURAL DESIGN / SPEC BY ENGINEER ~ INSULATION PER REQ'D BBR.

~ MARTHA & DAVID ~