



Comhairle Cathrach Chorcaí Cork City Council

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

Kevin Punch,
43 Silverheights Avenue,
Mayfield,
Cork.
T23 H2R8

11/06/2026

**RE: Section 5 Declaration: R1047/26 Dúinín, 49 Woodvale Road,
Ballintemple, Cork. T12 C7HN**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 15th of May, 2026.

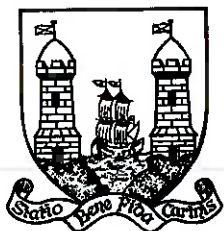
The Question before the Planning Authority was as follows: “Is the demolition of an existing 16m² rear extension unit and the construction of a new single storey 28m² rear extension to a semi-detached dwelling house at Dúinín, 49 Woodvale Road, Ballintemple, Cork, T12 C7HN, development, and if so, is it exempted?”

In considering this referral the Planning Authority had regard to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001
- (c) Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001;
- (d) Class 50 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001
- (e) Section 4 (1) (h) of the Planning and Development Act 2000 (as amended).



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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;
- (b) the construction of a single storey extension to the rear comes within the scope of Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations and **complies with the conditions and limitations attached to that Class;**
- (c) The demolition of an existing rear extension that does not abut another building comes within the scope of Class 1 of Part 50 of Schedule 2 to the Planning and Development Regulations and **complies with the conditions and limitations attached to that Class;**

Therefore, the Planning Authority decides that –

- (a) the demolition of a single storey rear extension and the construction of a single storey extension to the rear of the dwelling **IS DEVELOPMENT and IS EXEMPTED DEVELOPMENT.**

all at Dúinín, 49 Woodvale Road, Ballintemple, Cork. T12 C7HN.

Is mise le meas,

Anthony Angelini

Anthony Angelini
Assistant Staff Officer
Planning & Integrated Development
Cork City Council



We are Cork.

Application type	SECTION 5 DECLARATION
Question	<i>Is the demolition of an existing 16m2 rear extension unit and the construction of a new single storey 28m2 rear extension to a semi-detached dwelling house exempt from planning requirements?</i>
Location	Dúinín, 49 Woodvale Road, Ballintemple, Cork. T12 C7HN
Applicant	Kevin Punch

1. REQUIREMENTS FOR A SECTION 5 DECLARATION APPLICATION

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

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 the demolition of an existing 16m2 rear extension unit and the construction of a new single storey 28m2 rear extension to a semi-detached dwelling house at Dúinín, 49 Woodvale Road, Ballintemple, Cork, T12 C7HN, development, and if so, is it exempted?'

3. SITE DESCRIPTION

The subject property comprises a two-storey semi-detached dwelling in Woodvale Road, a mature housing estate located in Ballintemple. There is an existing extension to the rear of the building measuring 16.2m, an entrance driveway and a front and rear garden.

The site does not lie in any special designation areas that impact the proposal.

4. PLANNING HISTORY

Subject Site
24/42612

Permission GRANTED for the construction of a new detached two-storey house to the side of No. 49 Woodvale Road, Beaumont, Cork T12C7HN, including the construction of a new vehicular entrance, and all associated site works.

22/41259

Permission GRANTED for the demolition of an existing domestic garage structure and for the construction of a new detached two-storey dwelling house together with all associated alterations and site works including the construction of new vehicular entrance and the relocation of the vehicular entrance servicing the existing dwelling house.

Neighbouring site

Adjoining Properties

TP 22/41232 Permission GRANTED for 1. Demolition of the existing garage, shed, chimney and rear extension roof. 2. Construction of a two storey extension to the side of the existing dwelling and a flat roof over the existing rear extension. 3. Alterations to the existing elevations, and all associated site works at 41 Woodvale Road, Beaumont, Cork.

TP 20/39222 Permission GRANTED for the existing side garage and rear utility room; the construction of a single storey side and rear extension along with alterations to the existing side elevation and associated works including external insulation to an existing dwelling at 47 Woodvale Road, Beaumont, Cork.

TP 08/33283 Permission GRANTED for the construction of a single storey extension to side/rear of existing house, new entrance porch, and associated site works at 29 Woodvale Road, Beaumont, Cork.

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, except where the context otherwise requires, “development” means—

(a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or

(b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).’

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*

<i>Column 1 Description of Development</i>	<i>Column 2 Conditions and Limitations</i>
<i>Development within the curtilage of a house</i> CLASS 1 <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>	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</i>

Column 1 Description of Development	Column 2 Conditions and Limitations
	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

Column 1 Description of Development	Column 2 Conditions and Limitations
	<i>exceed the height of the side walls of the house.</i> <i>(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.</i> <i>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.</i> <i>6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.</i> <i>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</i> <i>(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.</i> <i>7. The roof of any extension shall not be used as a balcony or roof garden.</i>

Column 1 Description of Development	Column 2 Conditions and Limitations
CLASS 50 (a) The demolition of a building, or buildings, within the curtilage of— (i) a house, (ii) an industrial building, (iii) a business premises, or	1. No such building or buildings shall abut on another building in separate ownership. 2. The cumulative floor area of any such building, or buildings, shall not exceed: (a) in the case of a building, or buildings within the curtilage of a house, 40 square metres, and

(iv) a farmyard complex. (b) The demolition of part of a habitable house in connection with the provision of an extension or porch in accordance with Class 1 or 7, respectively, of this Part of this Schedule or in accordance with a permission for an extension or porch under the Act.	(b) in all other cases, 100 square metres. 3. No such demolition shall be carried out to facilitate development of any class prescribed for the purposes of section 176 of the Act.
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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*’.

As noted above Section 3 (1) of the Planning and Development Act states that: ‘*development means, (a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or (b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).*’

The demolition, rebuild and new rear extension clearly constitute ‘*works*’, which is defined in section 2(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.

Construction of rear extension

The proposed extension is located to the rear of the house floor area and would measure 28m².

The proposed development is assessed hereunder against the conditions and limitations of the Second Schedule, Part 1, Class 1 and Class 50 of the Planning and Development Regulations, 2001 (as amended):

Class 1

Condition / Limitation 1(a)

From the submitted drawings the internal floor area of the rear extension measures 28 sq.m. which is below the limitation set at 40 sq.m.

Condition / Limitation 1(b) and (c)

N/A.

Condition / Limitation 2(a)

From the submitted drawings the internal floor area of the rear extension measures 28 sq.m. which is below the limitation set at 40 sq.m.

Condition / Limitation 2(b) and (c)

N/A.

Condition / Limitation 3

N/A.

Condition / Limitation 4(a)

The rear wall of the house does not include a gable and the height of the walls of the extension would not exceed the height of the rear walls of the house.

Condition / Limitation 4(b)

N/A

Condition / Limitation 4(c)

The height of the highest part of the roof of the rear extension does not exceed the height of the highest part of the roof of the dwelling.

Condition / Limitation 5

The size of the remaining rear garden area is in excess of 25 sq.m.

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

The elevations submitted show that this condition/limitation is met as it is a flat roof.

Class 50

1. The existing extension does not abut another building.

2. The cumulative floor area of any such building, or buildings, shall not exceed:

(a) The proposed floor area internally is proposed as 28m²

(b) N/A.

3. N/A.

Having regard to this **the rear extension works are considered exempt development.**

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.

6.1 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.

6.2 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.

7. CONCLUSION & RECOMMENDATION

In considering this referral the Planning Authority had regard to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001
- (c) Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001;
- (d) Class 50 of Part 1 of Schedule 2 to the Planning and Development Regulations 2001
- (e) Section 4 (1) (h) of the Planning and Development Act 2000 (as amended).

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;
- (b) the construction of a single storey extension to the rear comes within the scope of Class 1 of Part 1 of Schedule 2 to the Planning and Development Regulations and **complies with the conditions and limitations attached to that Class;**

- (c) The demolition of an existing rear extension that does not abut another building comes within the scope of Class 1 of Part 50 of Schedule 2 to the Planning and Development Regulations and **complies with the conditions and limitations attached to that Class;**

Therefore, the Planning Authority decides that –

- (a) the demolition of a single storey rear extension and the construction of a single storey extension to the rear of the dwelling **is development** and **is exempted development**.

all at Dúinín, 49 Woodvale Road, Ballintemple, Cork. T12 C7HN.

Sarah Carroll
Graduate Planner

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

Líonra/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

KEVIN PUNCH

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

DUNIN, 49 WOODVALE ROAD, BALLINTEMPLE, CO CORK
T12 C7H N

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 demolition of an existing 16m² rear extension and the construction of a new single storey 28m² rear extension to a semi detached dwelling house exempt from planning requirements?

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

15 MAY 2026

DEVELOPMENT MANAGEMENT

4. Are you aware of any enforcement proceedings connected to this site? ☒ No
If so please supply details:

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? ☐ No
If so please supply details:

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	Existing: 126m ² Proposed: knock 16m ² and construct 28m ²
(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 ☒ No ☐ If yes, please provide floor areas. (sq m) 16m ²
(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)

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner ☒	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: [Signature]

Date: 18/5/20

CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9. Applicant:

Name(s)	KEVIN PULCH
Address	43 OLIVER HEIGHTS AVENUE, MAYFIELD T3 5H2P

10. Person/Agent acting on behalf of the Applicant (if any):

Name(s):	
Address:	
Telephone:	
E-mail address:	
Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes ☐ No ☐

11. Owner Details (if the applicant above is not the legal owner):

Name(s)	
Address	

12. ADDITIONAL CONTACT DETAILS

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

Tel. No. _____
Mobile No. _____
Email Address: _____

ADVISORY NOTES:

The application must be accompanied by the required fee of €80. Payment may be made at the Cork City Council cash desk, by cheque, by telephone with a credit/debit card, or by electronic fund transfer.

The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.

Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.

The application should be sent to the following address:

**The Development Management Section, Community, Culture & Placemaking
Directorate, Cork City Council, City Hall, Anglesea Street, Cork.**

Please email planning@corkcity.ie with any queries.

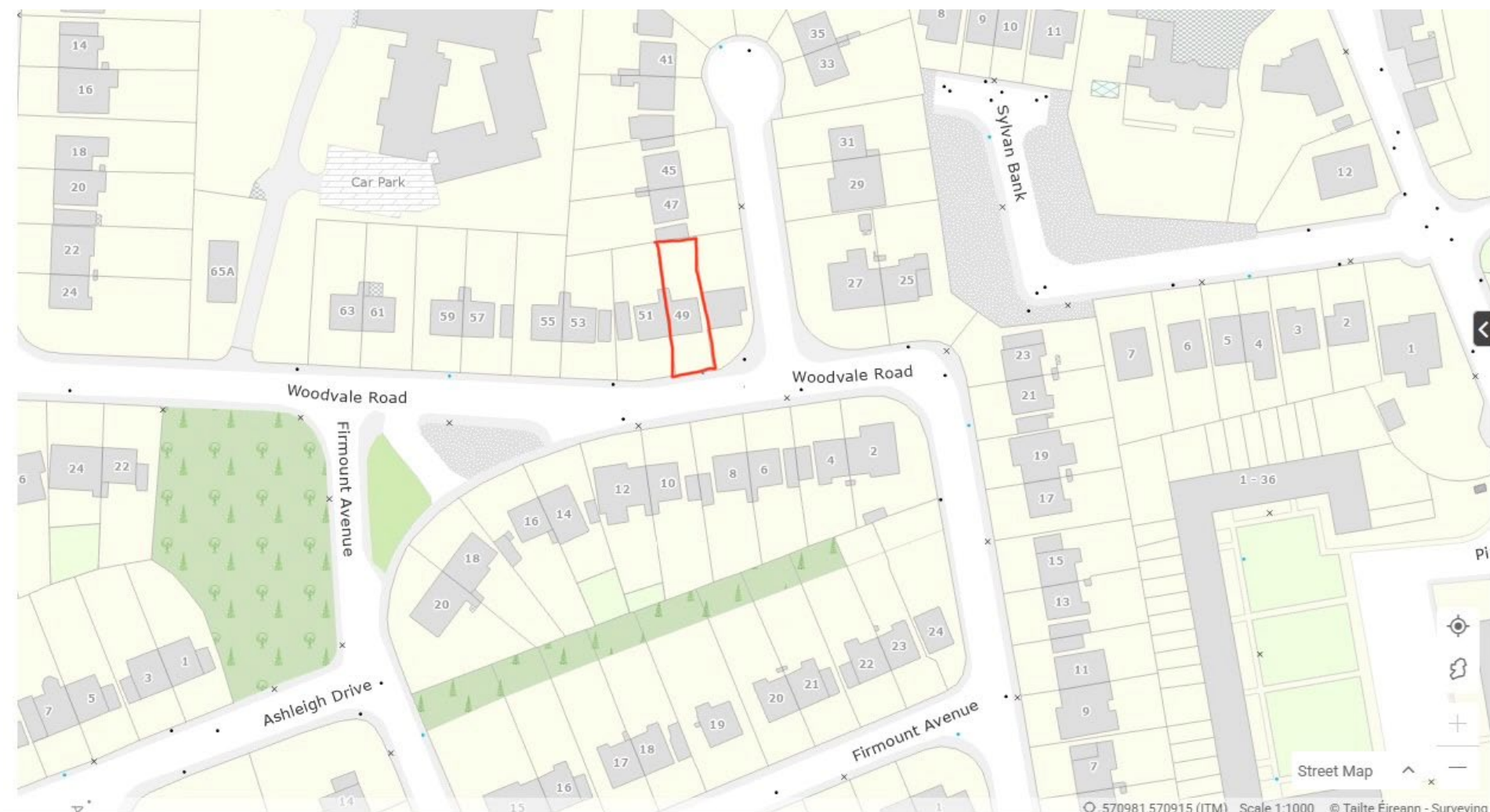
- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.

DATA PROTECTION

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protection policy is available at <https://www.corkcity.ie/en/council-services/public-info/gdpr/>

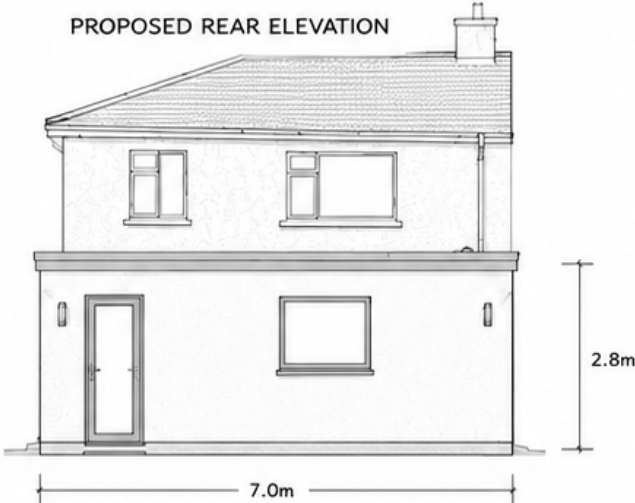
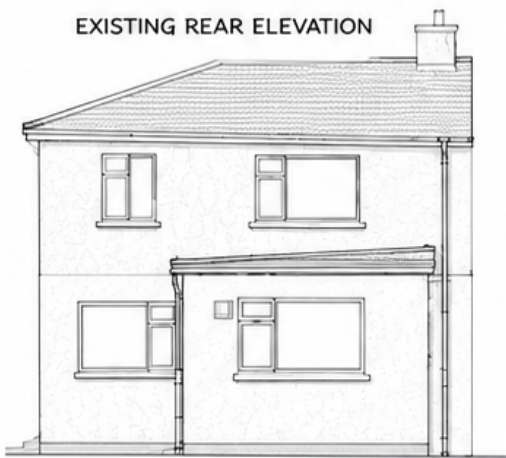
We request that you read these as they contain important information about how we process personal data.



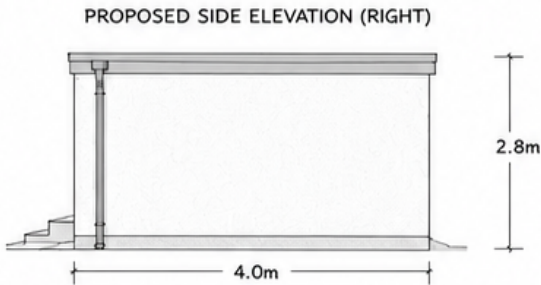
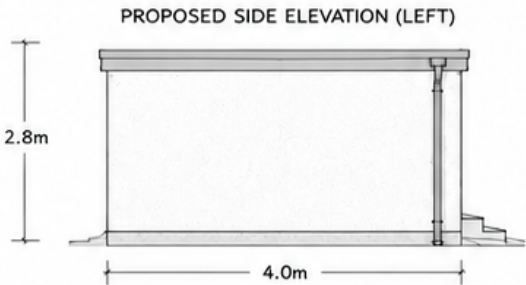
Proposed Single Storey Rear Extension Concept Drawing Package

HOUSE IN BALLINTEMPLE

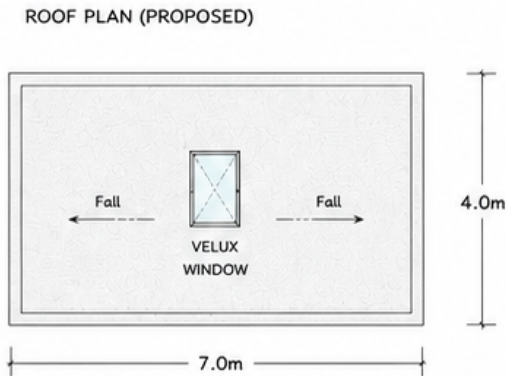
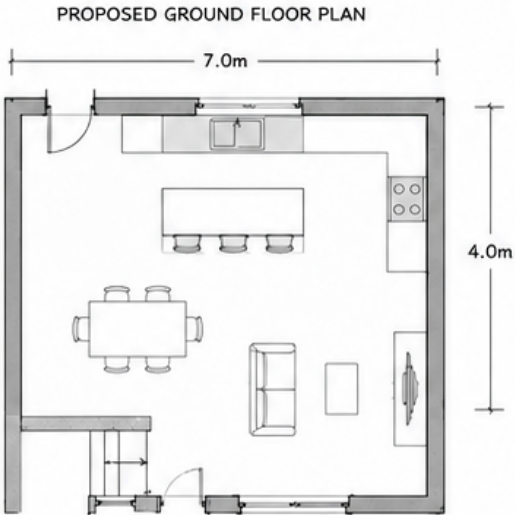
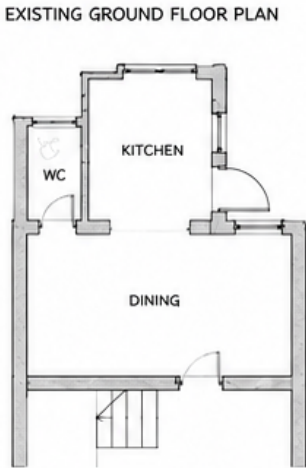
PROPOSED SINGLE STOREY REAR EXTENSION
 7.0m (W) x 4.0m (D) x 2.8m (H at lowest point)



- NOTES:
- All dimensions are approximate.
 - New single storey rear extension to replace existing extension.
 - Built flush with the rear wall of the existing house.
 - Flat roof with slight pitch to rear (lowest point 2.8m).
 - One centre rear window (1.4m x 1.1m).
 - Rear door to left side.
 - Internal layout open plan kitchen / dining / living.
 - Approx. 1.0m drop from internal floor level to garden.



- WINDOW & DOOR SCHEDULE
- W1 Rear Window (centre)
 Size: 1.4m (W) x 1.1m (H)
 Sill height: 1.1m
- D1 Rear Door (left side)
 Size: 0.9m (W) x 2.0m (H)
 uPVC door with glazed panel



FLOOR LEVELS
 Internal finished floor level approx.
 1.0m above external garden level.
 Steps down to garden to be confirmed
 on site.



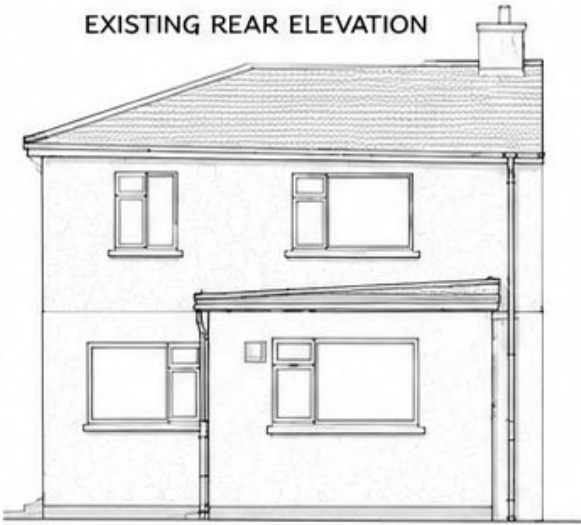
- PROPOSED WORKS:
- Demolition of existing rear extension (approx. 3.0m x 4.0m)
 - Construction of new single storey rear extension (7.0m x 4.0m x 2.8m at lowest point)
 - New rear door and window as shown
 - Internal walls removed to create open plan kitchen / dining / living space

HOUSE IN BALLINTEMPLE

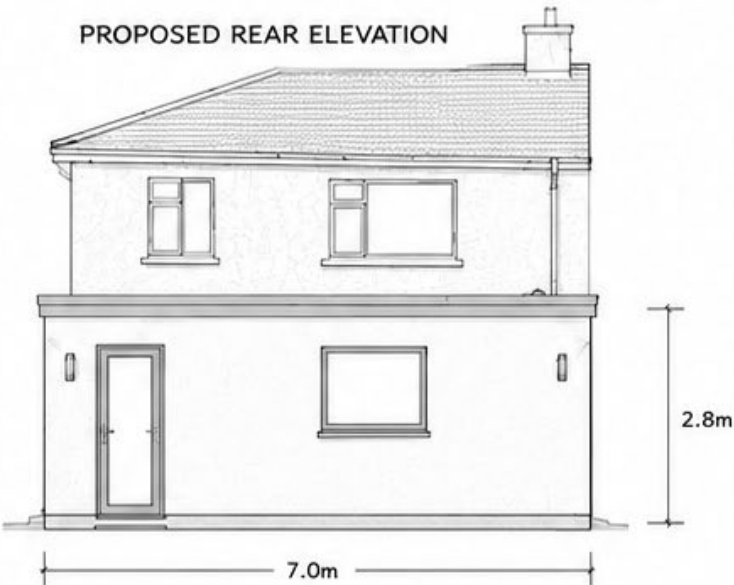
PROPOSED SINGLE STOREY REAR EXTENSION

7.0m (W) x 4.0m (D) x 2.8m (H at lowest point)

EXISTING REAR ELEVATION



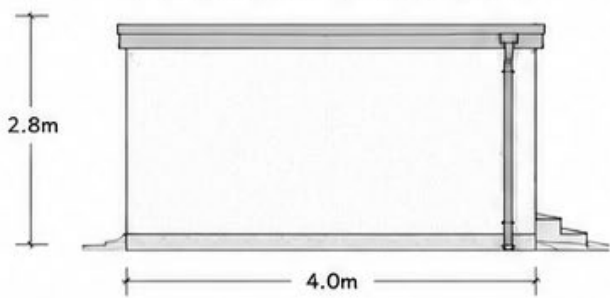
PROPOSED REAR ELEVATION



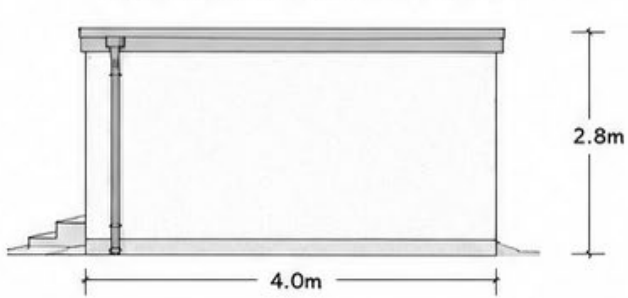
NOTES:

- All dimensions are approximate.
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- Rear door to left side.
- Internal layout open plan kitchen / dining / living.
- Approx. 1.0m drop from internal floor level to garden.

PROPOSED SIDE ELEVATION (LEFT)



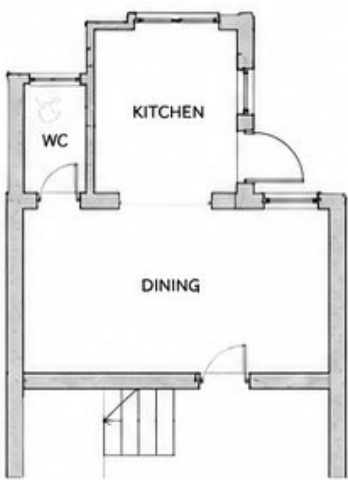
PROPOSED SIDE ELEVATION (RIGHT)



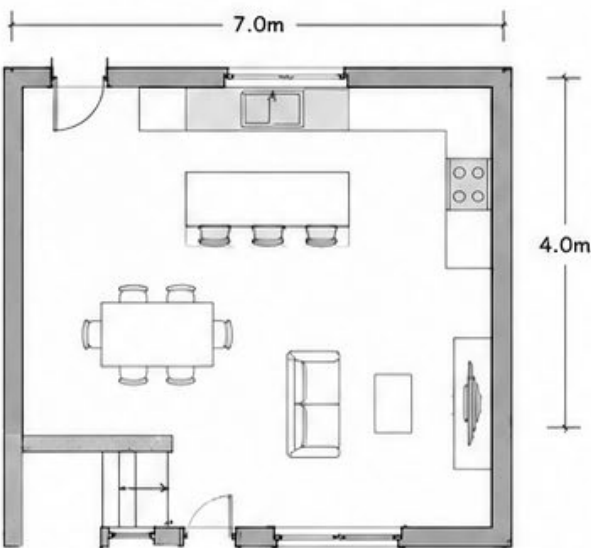
WINDOW & DOOR SCHEDULE

- W1 Rear Window (centre)
Size: 1.4m (W) x 1.1m (H)
Sill height: 1.1m
- D1 Rear Door (left side)
Size: 0.9m (W) x 2.0m (H)
uPVC door with glazed panel

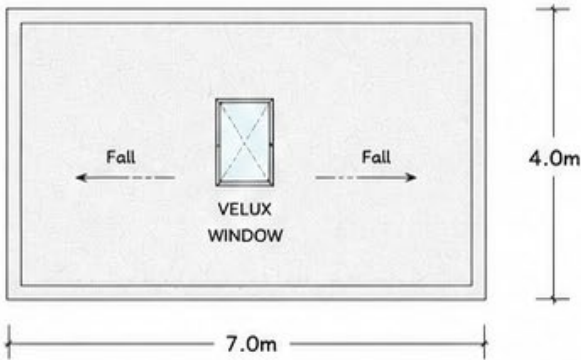
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



ROOF PLAN (PROPOSED)



FLOOR LEVELS

Internal finished floor level approx.
1.0m above external garden level.

Steps down to garden to be confirmed
on site.

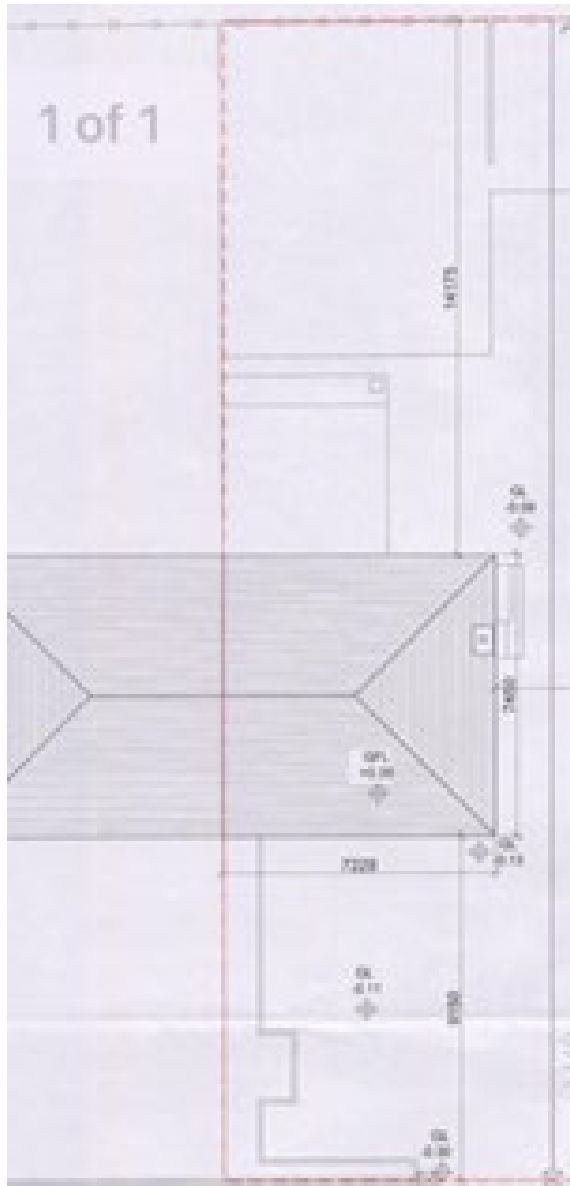
SCALE 1:100



PROPOSED WORKS:

- Demolition of existing rear extension (approx. 3.0m x 4.0m)
- Construction of new single storey rear extension (7.0m x 4.0m x 2.8m at lowest point)
- New rear door and window as shown
- Internal walls removed to create open plan kitchen / dining / living space

1 of 1



along the Plan
at 1/100



Proposed Building Elevation
Scale 1/100





