

# Exempted Development

## - Domestic Extensions to the Rear and Garage Conversions -

**Important note:** This information is intended as a general guide only to exemptions that relate to domestic extensions and garage conversions. It is **not** a definitive interpretation of the Planning Regulations 2001 as contained in Schedule 2, Part 1, Exempted Development General under Class 1 **ONLY**.

If you are in any doubt as to whether any development you propose is or is not exempted development, you should seek professional advice or contact the *Planning Dept.* If you have any concerns as to whether something is considered exempted development or not, a *Declaration/Referral* can be sought.

### Do I need Planning Permission?

If you are wondering whether a proposed domestic extension or garage conversion requires planning permission, you may wish to consider the following questions:

- Is the extension (including conservatory) to the rear
- What floor area is proposed
- Will it be one storey or two storey
- Has the house been extended previously
- How much rear garden will remain
- How close will windows be to the boundary
- Will height exceed height of original house
- Will there be a balcony or roof garden on top of extension
- Is the house a Protected Structure/Listed Building
- Is the house in a Special Amenity Area

The following sections set out the limitations regarding each of the above question areas

### Floor Area

#### If House Not Extended Previously

- **General** – development is exempt if floor area does not exceed 40 sq. metres
- **Terraced / Semi D.** – floor area of any extension above ground floor level not to exceed 12 sq. metres
- **Detached** – floor area of any extension above ground floor level not to exceed 20 sq. metres

#### If House Extended Previously

- **General** – exempt if cumulative floor area does not exceed 40 sq. metres (Extensions built prior to 1/10/1964 not to be added.
- **Terraced / Semi D.** – floor area of new extension above ground level combined with previous extension(s) above ground level does not exceed 12 sq. metres.
- **Detached** – floor area of new extension above ground level combined with previous extension(s) above ground level does not exceed 20 sq. metres.

### Rear Garden

An extension will not be exempt if the rear garden is to be reduced to less than 25 sq. metres.

### Distance

Any above ground floor extension shall be not less than 2 metres from any party bound---



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## Windows

- Ground Floor Extension – Any window must be not less than one metre from the boundary it faces.
- Above Ground Floor Extension – Any window must be not less than 11 metres from the boundary it faces.
- Detached house above ground floor extension over 12 sq. metres – Any window must be not less than 11 metres from the boundary it faces.

## Height of Extension

1. 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.
2. 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.
3. The height of the highest part of the roof of any 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.

## Balcony/Roof Garden

An extension will not be exempt if the roof of the extension is proposed to be used as a balcony or roof garden.

## Protected Structure/Listed Building/Special Amenity Area

If your property is in the remit of the Special Amenity Area Order or is a Protected Structure/Listed Building these exemptions do not apply.

## Garage Conversion

The conversion of a garage which is attached to the rear or side of a house for use as part of the house is exempt. The same limitations as outlined; *Floor Area – General* will apply. The external finishes of any conversion must conform with those of the house. In the event that you wish to put a pitched roof on your garage, the height must not exceed 4 metres with matching tiles/slates to that of the house.



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