



### **Planning Permission - ROI**

Small scale domestic extensions, including conservatories, do not require planning permission if the extension is to the rear of the house and comply with the following:

1. The original floor area of the house is not increased by more than 40 square metres. It is important to note that where the house has been extended before, the floor area of the extension you are now proposing and the floor area of any previous extension, including those for which you got planning permission, cannot exceed 40 square metres.
2. For terraced or semi-detached houses, the floor area of any extension above ground floor level does not exceed 12 square metres, including any previous extensions carried out.
3. Any extension does not exceed the height of the house.
4. Any extension does not reduce the area of private open space, reserved for occupants of the house, to less than 25 square metres.
5. If the rear wall of the house does not include a gable, the height of the walls of the extension must not exceed the height of the rear wall of the house.
6. If the rear wall of the existing house has a gable, the walls of the extension (excluding any gable being built as part of the extension) shall not be higher than the side walls of the house.
7. In the case of a flat roofed extension, the height of the highest part of the roof may not exceed the height of the eaves or parapet. In any other cases, no part of the new roof may exceed the highest part of the roof of the house.
8. A gable is the upper part of the wall (normally triangular), between the sloping ends of a pitched roof.

9. Any windows proposed at ground floor level as part of an extension should not be less than 1 metre from the boundary they face.
10. Any windows proposed above ground level should not be less than 11 metres from the boundary they face.
11. The roof of any such extension should not be used as a balcony or roof garden.

Please refer to your local authority for full planning requirements for Ireland.