



Comhairle Cathrach Chorcaí

Cork City Council

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

Richard & Saskia Horgan,
127 Rochestown Road,
Rochestown,
Cork T12 PKX4.

21/11/2023

**RE: Section 5 Declaration R811/23 127 Rochestown Road,
Rochestown, Cork T12 PKX4**

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 25th October 2023, I wish to advise as follows:

In view of the above and having regard to:

- Sections 2, 3, and 4 of the Planning and Development Act 2000 (as amended),
- Articles 6, 9 and 10 and Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended),

The Planning Authority considers that –

The construction of a two-storey extension and external canopy to the rear of the existing dwelling at 127 Rochestown Road, Rochestown, Cork **IS DEVELOPMENT and IS NOT EXEMPTED DEVELOPMENT.**

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, 21st November 2023.



We are Cork.

Is mise le meas,



Kate Magner
Development Management Section
Community, Culture and Placemaking Directorate
Cork City Council

PLANNER'S REPORT

Ref. R 811/23

Cork City Council

Development Management
Strategic Planning and
Economic Development

Application type	SECTION 5 DECLARATION
Question	<i>Is the construction of a two-storey extension and external canopy to the rear of the existing dwelling development and, if so, is it exempted development?</i>
Location	127 Rochestown Road, Rochestown, Cork
Applicant	Richard and Saskia Horgan (owner)
Date	22/11/2023
Recommendation	Is development and is not exempted development

INTERPRETATION

In this report 'the Act' means the Planning and Development Act, 2000 as amended and 'the Regulations' means the Planning and Development Regulations, 2001 as amended, unless otherwise indicated.

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 not framed using the phrasing of section 5. The applicant states in the request, "Ground floor extension to the rear of the existing dwelling under allowable 20sqm and first floor dormer less than 20sqm is it exempted development?"

The request further states "External canopy marked in green under allowable 23sqm".

In my opinion the intention of the request is clear, and that it is entirely reasonable to consider the question before the planning authority as being:

Is the construction of a two-storey extension and external canopy to the rear of the existing dwelling development and, if so, is it exempted development?

3. SITE DESCRIPTION

The subject property is a two storey detached dwelling in the Sustainable Residential Neighbourhoods zoning area. The area is predominantly residential in nature.

4. DESCRIPTION OF THE DEVELOPMENT

The proposed development proposes the construction of a new rear two-storey extension and alterations to rear elevation to provide an external canopy.

5. RELEVANT PLANNING HISTORY

TP 17/7140 Permission GRANTED for retention of (i) Change of use from sail loft to ancillary dwelling unit (granny flat) located within existing storey and a half garage/boathouse and (iii) alterations to existing storey and a half garage /boathouse at 127 Rochestown Road, Rochestown, Co. Cork

6. LEGISLATIVE PROVISIONS

6.1 Planning and Development Act, 2000 as amended

Section 2(1)

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

"structure" means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

- (a) where the context so admits, includes the land on, in or under which the structure is situate, and*
- (b) in relation to a protected structure or proposed protected structure, includes—*
 - (i) the interior of the structure,*
 - (ii) the land lying within the curtilage of the structure,*
 - (iii) any other structures lying within that curtilage and their interiors, and*
 - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii).*

"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(1)(h)

4.(1) The following shall be exempted developments for the purposes of this Act—

....

(h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures;

Section 4(2)

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.

Section 5(1)

See section 1 of this report.

6.2 Planning and Development Regulations 2001 to 2018 as amended

Article 5(2)

In Schedule 2, unless the context otherwise requires, any reference to the height of a structure, plant or machinery shall be construed as a reference to its height when measured from ground level, and for that purpose “ground level” means the level of the ground immediately adjacent to the structure, plant or machinery or, where the level of the ground where it is situated or is to be situated is not uniform, the level of the lowest part of the ground adjacent to it.

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 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>Development within the curtilage of a house</p> <p>CLASS 1</p> <p>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</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any</p>

Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>other similar structure attached to the rear or to the side of the house.</i></p>	<p><i>extension above ground level shall not exceed 12 square metres.</i></p> <p><i>(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</i></p> <p><i>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.</i></p> <p><i>(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.</i></p> <p><i>(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.</i></p> <p><i>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</i></p> <p><i>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.</i></p> <p><i>(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.</i></p> <p><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</i></p>

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

Schedule 2, Part 1, Class 3

Exempted Development – General

<p>Column 1 Description of Development</p>	<p>Column 2 Conditions and Limitations</p>
<p>CLASS 3</p> <p>The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.</p>	<p>1. No such structure shall be constructed, erected or placed forward of the front wall of a house.</p> <p>2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.</p> <p>3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.</p>

Column 1 Description of Development	Column 2 Conditions and Limitations
	<p>4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.</p> <p>5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.</p> <p>6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such.</p>

7. ASSESSMENT

7.1 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’.

‘Works’ is defined in section 3(1) of the Act as including ‘any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal’. In relation to proposed extension to the rear of the existing dwelling, it is clear that an extension to a dwelling house comprises ‘works’. As the proposal comprises ‘works’, it is clearly therefore ‘development’ within the meaning of the Act.

CONCLUSION Is development

7.2 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).

I consider that the proposal comes within subsection (2) of section 4, i.e. the Regulations, and not subsection (1).

Section 4(1)

I do not consider that the proposal comes within the scope of section 4(1) of the Act.

Section 4(2)

It is therefore necessary to consider whether the proposed rear 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).

I consider that article 6 and **Class 1** applies, as it is an extension of a house by the construction of an extension to the rear of the house and article 6 and **Class 3** applies, as it is a canopy proposed to the rear of the house

Having assessed the proposed two-storey extension element against **Class 1** and its conditions and limitations I find as follows:

Condition / Limitation 1

The house has not been previously extended. The proposed extension is indicated as being 39.8m² in area and is a two storey extension. The existing dwelling is a detached two-storey dwelling and the proposed upper floor extension is indicated as being 19.8m² in area. Therefore parts (a) and (c) of this condition/limitation is satisfied. (part (b) does not apply).

Condition / Limitation 2

The house has not been previously extended therefore this condition/limitation does not apply.

Condition / Limitation 3

The proposed first floor extension is not closer than 2m to the nearest site boundary.

Condition / Limitation 4

The rear of the house includes a gable however heights of the walls of the proposed extension exceed the height of the side walls of the house, therefore part (b) of this condition/limitation is not satisfied. In this regard the proposed extension is not considered to be exempt.

The highest part of the roof of the proposed extension does not exceed the height of the highest part of the roof of the dwelling. Therefore part (c) of this condition/limitation is satisfied (part (a) does not apply).

Condition / Limitation 5

More than 25m² of open space will remain to the rear of the dwelling. Proposed drawings indicate that more than 100m² of open space will remain to the rear of the dwelling and proposed extension.

Condition / Limitation 6

Ground floor windows proposed are more than 1 metre from the boundaries they face.

Condition / Limitation 7

It does not appear that the roof is proposed to be used as a balcony or roof terrace.

Having assessed the proposed rear canopy element against **Class 3** and its conditions and limitations I find as follows:

Condition / Limitation 1

The proposed canopy is located to the rear of the house.

Condition / Limitation 2

The proposed canopy has an area states as 23m². Given that there is an existing garage on the subject site, along with existing sheds (as indicated by the submitted site plan) it is considered that cumulatively the area will exceed the 25m² allowable area. . In this regard the proposed extension is not considered to be exempt.

Condition / Limitation 3

More than 25m² of open space will remain to the rear of the dwelling. Proposed drawings indicate that more than 100m² of open space will remain to the rear of the dwelling and proposed extension.

Condition / Limitation 4

The proposed finishes approximately conform to that of the existing dwelling.

Condition / Limitation 4

The height will not exceed the limits stated.

Condition / Limitation 4

The canopy will not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house.

Restrictions on exemption

I do not consider that any apply in this instance.

CONCLUSION

Is not exempted development

8. ENVIRONMENTAL ASSESSMENT

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

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.

8.1 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.**

8.2 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.**

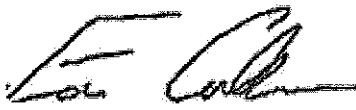
9. RECOMMENDATION

In view of the above and having regard to —

- Sections 2, 3, and 4 of the Planning and Development Act 2000 as amended, and
- Articles 6, 9 and 10 and Part 4 of Schedule 2 of the Planning and Development Regulations 2001 to 2018

the planning authority considers that —

the construction of a two-storey extension and external canopy to the rear of the existing dwelling at 127 Rochestown Road, Rochestown, Cork **IS DEVELOPMENT and IS NOT EXEMPTED DEVELOPMENT.**



Eoin Cullinane
A/Executive Planner
21/11/2023

J.E. KEATING + ASSOCIATES ARCHITECTS

4 Holbar House
East Douglas Village, Cork
021-4362506 fax 4362510



DATE: 19.10.2023

CLIENT: **Richard & Saskia Horgan**

JOB NO: 20016

The Secretary
Planning Department,
Cork City Council,
City Hall,
Anglesea Street,
Cork.

Re: R811/23 127

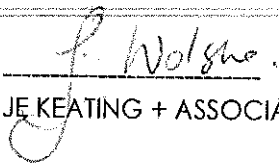
**Section 5 application for exemption from planning for 127 Rochestown Road, Rochestown, Cork
T12 PKX4**

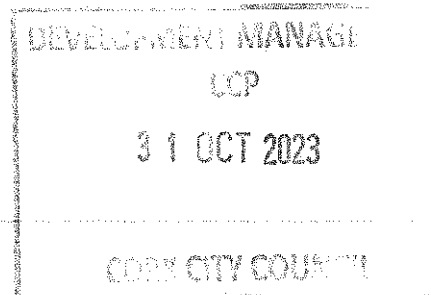
Applicant: Richard & Saskia Horgan

Kate Magner

-Please see attached 4 copies of the site plan .

If you require any further information, please don't hesitate to contact me.
Yours faithfully


JE KEATING + ASSOCIATES ARCHITECTS



Member of the Royal Institute of the Architects of Ireland.
Architects Registration Board of the United Kingdom.
Royal Institute of British Architects.
Registered Company 296894.

J.E. KEATING + ASSOCIATES ARCHITECTS

4 Holbar House
East Douglas Village, Cork
021-4362506 fax 4362510



DATE: 19.10.2023

CLIENT: **Richard & Saskia Horgan**

JOB NO: 20016

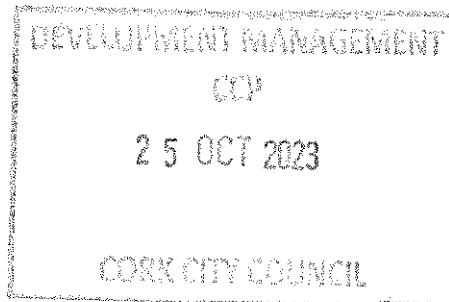
The Secretary
Planning Department,
Cork City Council,
City Hall,
Anglesea Street,
Cork.

Re: Section 5 application for exemption from planning for 127 Rochestown Road, Rochestown, Cork . T12 PKX4

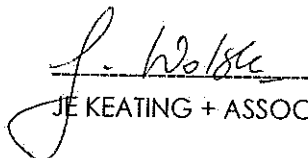
Applicant: Richard & Saskia Horgan

I enclose here with the following documents in support of an application for outline permission on the above project.
Please find attached:

- 4 No. Copies of Cork County Council **section 5** application forms duly completed and signed on behalf of our client
- 1 No. Correct Application Fee €80
- 4 No. Copies of Set of drawings reporting:
 - Site Map (1:1000)
 - Existing Site plan (1:500)
 - Existing Ground Floor plan
 - Existing First Floor plan
 - Proposed Site plan (1:500)
 - Existing Elevations
 - Proposed Ground Floor Plan
 - Proposed First Floor Plan
 - Proposed Elevation



If you require any further information, please don't hesitate to contact me.
Yours faithfully


JE KEATING + ASSOCIATES ARCHITECTS

Member of the Royal Institute of the Architects of Ireland.
Architects Registration Board of the United Kingdom.
Royal Institute of British Architects.
Registered Company 296894.

**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: 021-4924709

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

Richard & Saskia Horgan

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

127 Rochestown Road, Rochestown, Cork T12 PKX4

3. QUESTION/ DECLARATION DETAILS

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

Ground floor extension to the rear of the existing dwelling under allowable 20sqm and first floor dormer less than 20sqm is it exempted development?

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

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

External Canopy marked in ^{green} blue is under allowable 23sqm

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

If so please supply details:

_____ none _____

5. Is this a Protected Structure or within the curtilage of a Protected Structure? n/a

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? n/a

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

If so please supply details:

_____ n/a _____

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 - 280sqm Proposed- 39.80sqm
(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 X If yes, please provide floor areas. (sq m) N/A
(c) If concerning a change of use of land and / or building(s), please state the following:	
Existing/ previous use (please circle) N/A	Proposed/existing use (please circle) N/A

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner X	B. Other
Where legal interest is 'Other', please state your interest in the land/structure in question	N.A	
If you are not the legal owner, please state the name of the owner if available	N/A	

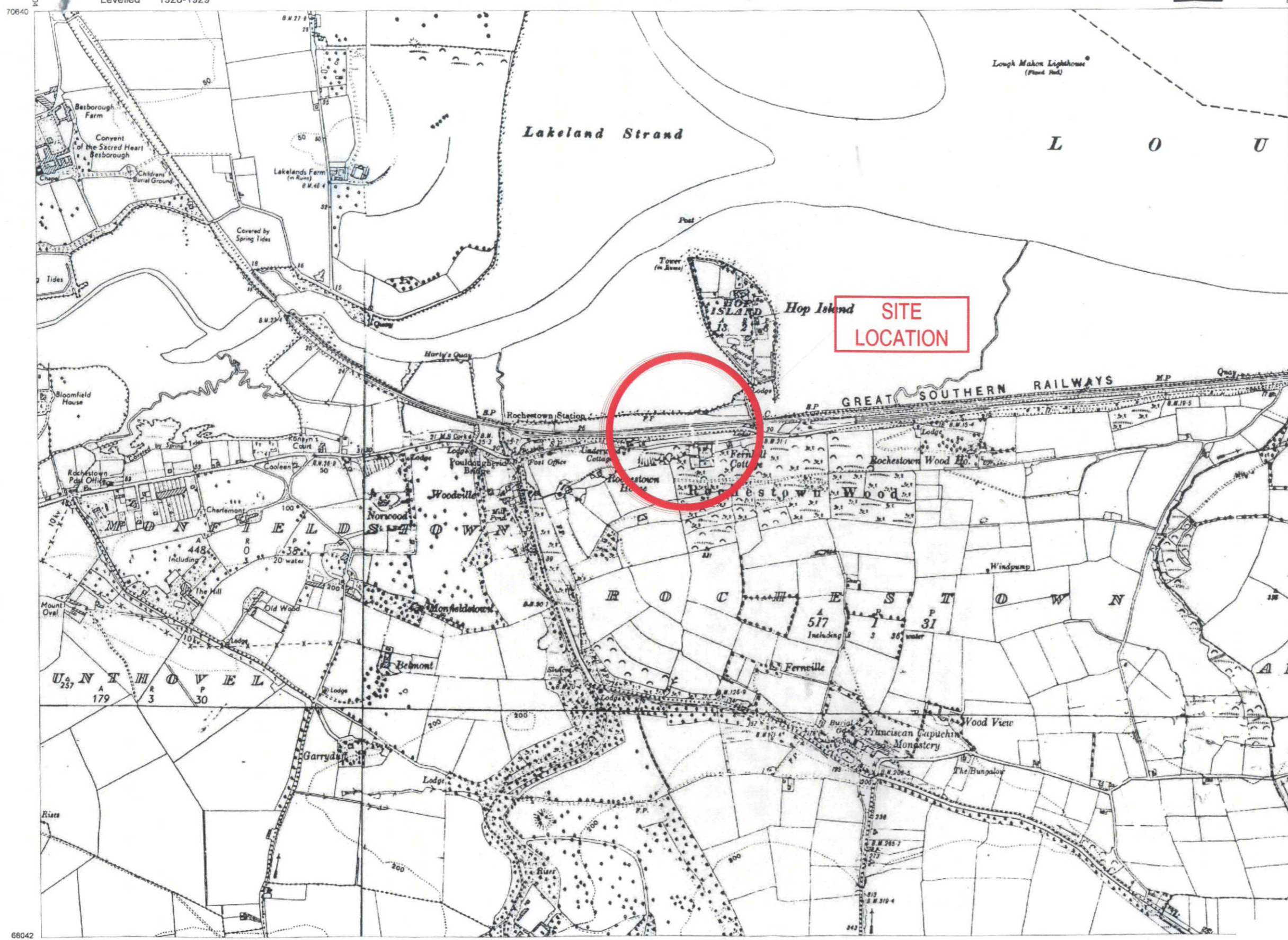
8. I / We confirm that the information contained in the application is true and accurate:

Signature: _____

Date: 19.10.2023

Surveyed 1841-1842
 Revised 1929-1950
 Levelled 1928-1929

Record PLACE Map



ITM CENTRE PT. COORDS.

573513,569404

DESCRIPTION

MAP SHEETS

6 inch
 CK074 CK075
 CK086 CK087



Produced by National Map Services,
 Unit 7, South Ring Business Park,
 Kinsale Road,
 Co. Cork
 On behalf of Ordnance Survey Ireland,
 Phoenix Park, Dublin 8.

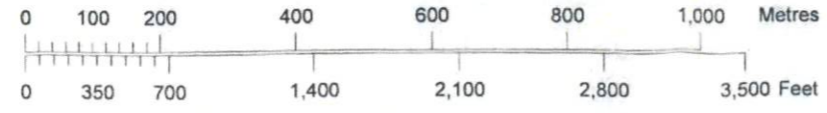
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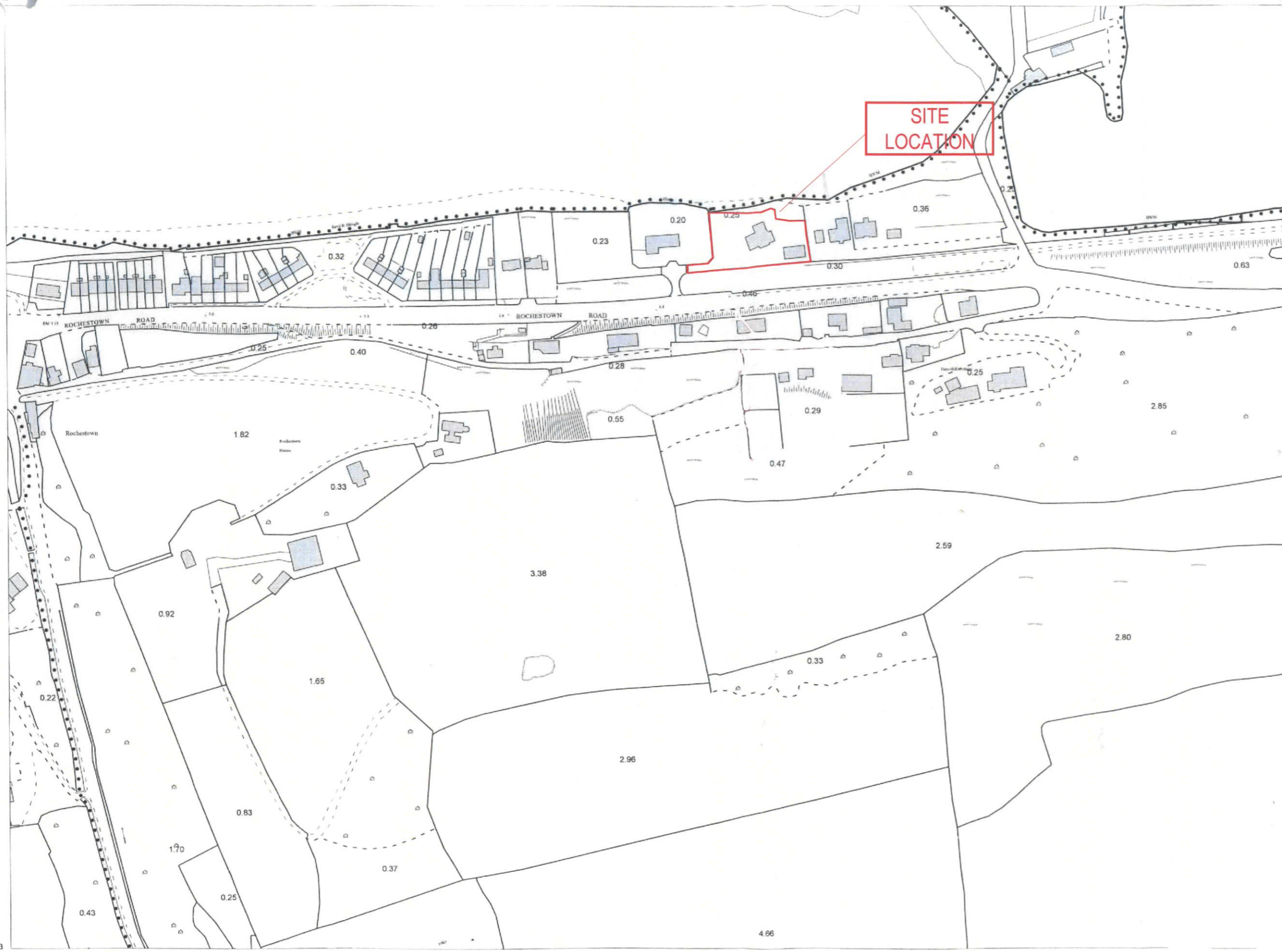
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 Scála:- 1:10,560



Plot Ref. No. 25292167_1
 Plot Date 03-APR-2017

Surveyed 1975-1992
Revised 2016
Levelled 1973

Urban/Rural PLACE Map



ITM CENTRE PT. COORDS.

573513,569403

DESCRIPTION

MAP SHEETS

1:1000
6429-02

1:2500
6429-A



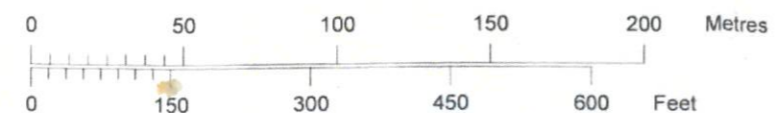
Produced by National Map Services,
Unit 7, South Ring Business Park,
Kinsale Road,
Co. Cork
On behalf of Ordnance Survey Ireland,
Phoenix Park, Dublin 8.

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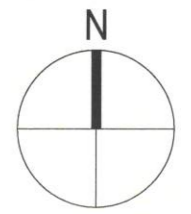
Gach cead cosnamh. Ní ceadmhach aon chuid
den fhóilseachán seo a chóipeáil, a atáirgeadh
a tharcrú in aon fhoirm ná ar aon bhealach ga
cead i scríobhinn roimh ré ó úinéirí an chóipchirt
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Scale:- 1:2,500
Scála:- 1:2,500



Plot Ref. No. 25292167_1_5
Plot Date 03-APR-2017



JEK

KEATING ARCHITECTS



j.e. keating +
associates
architects

4 Holbar House, East Douglas Village,
Douglas, Cork
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Fax: 021-4362510
E-mail: paul@keatingarchitects.ie

Drawing Status: Planning

Do not scale. Use figured dimensions only.

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STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B		J.W	

PLOT DATE: 26/09/2023 15:54:17
PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2) Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS - 18.09.23.dwg

Project: RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN

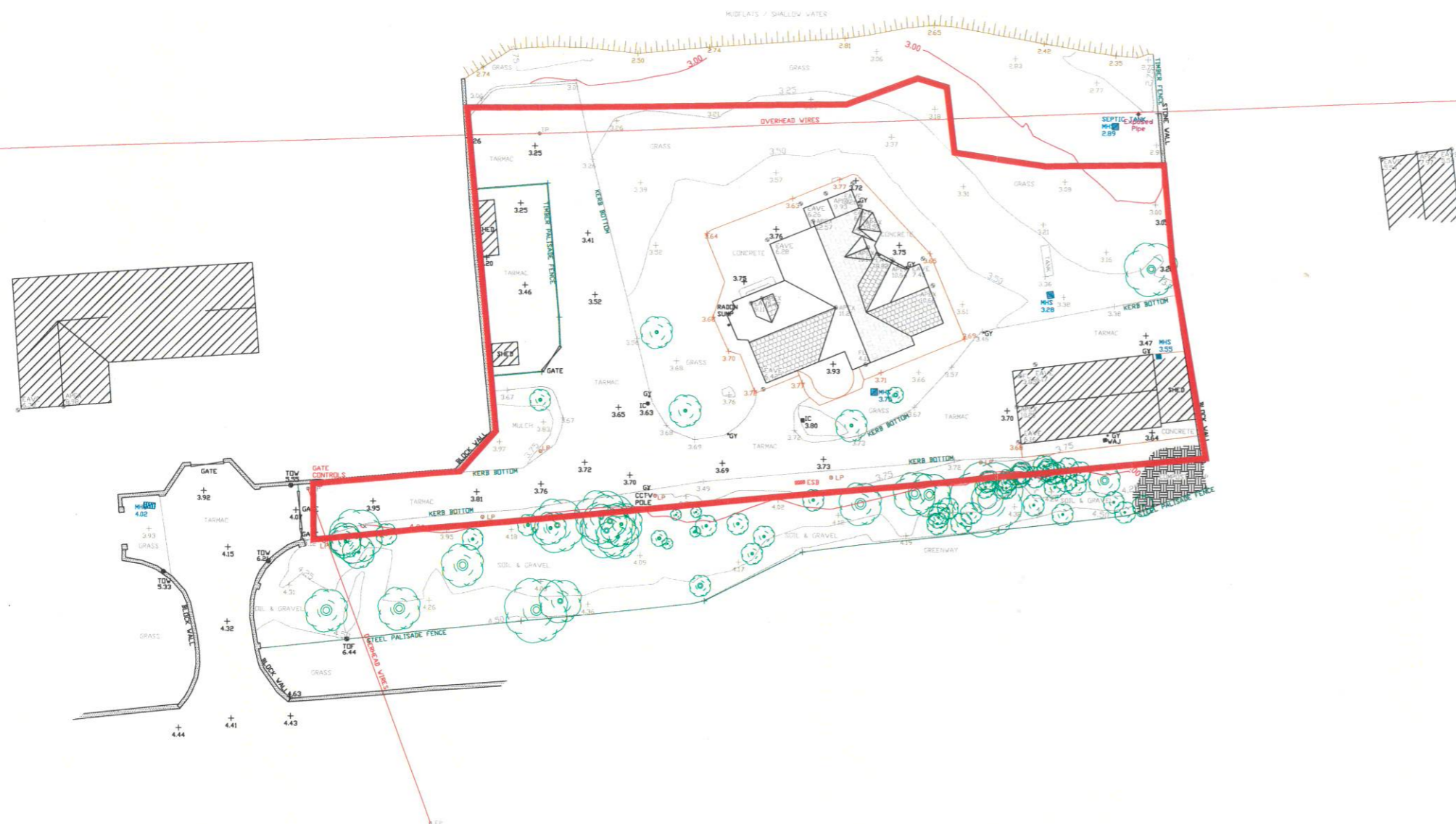
Title: EXISTING SITE PLAN

Engineer: ----

Q.S.: ----

Scale:	Date:	Jobno.:	Drgno.:
1:500	19/09/2023	23009	P.01

Rev. PLANNING STAGE



EXISTING SITE PLAN

JEK

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Drawing Status: Planning

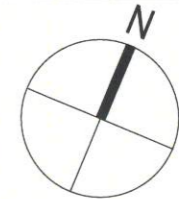
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STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B			J.W

PLOT DATE: 26/09/2023 16:03:09
PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2) Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS - 18.09.23.dwg

Project: RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN

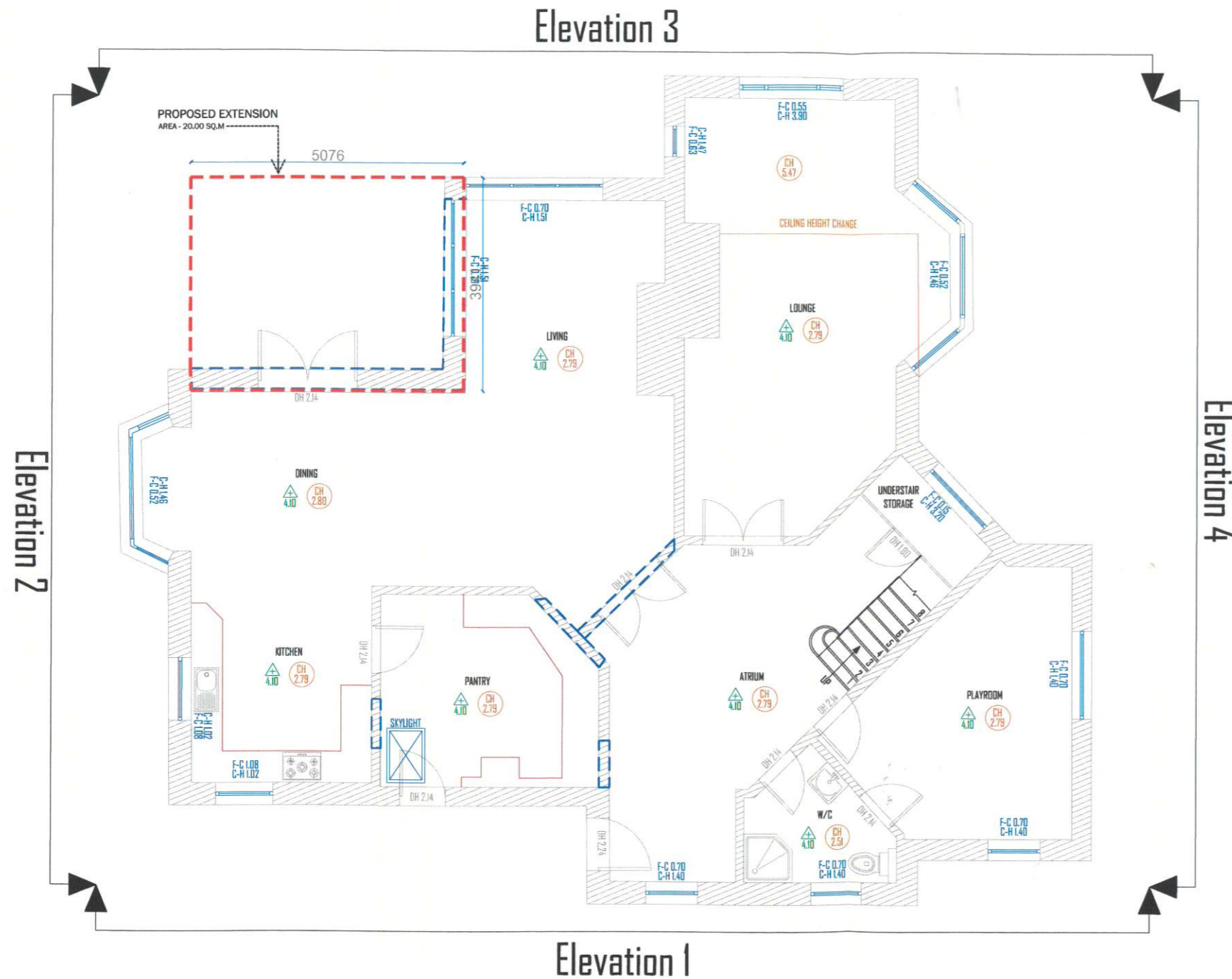
Title: EXISTING GROUND FLOOR PLAN

Engineer: ----

Q.S.: ----

Scale:	Date:	Jobno.:	Drgno.:
1:100	19/09/2023	23009	P.02

Rev. PLANNING STAGE



LEGEND

- - - - -blue dashed line indicates any wall to be demolished
- - - - -red dashed line indicates any proposed area

EXISTING GROUND FLOOR PLAN

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Drawing Status: Planning

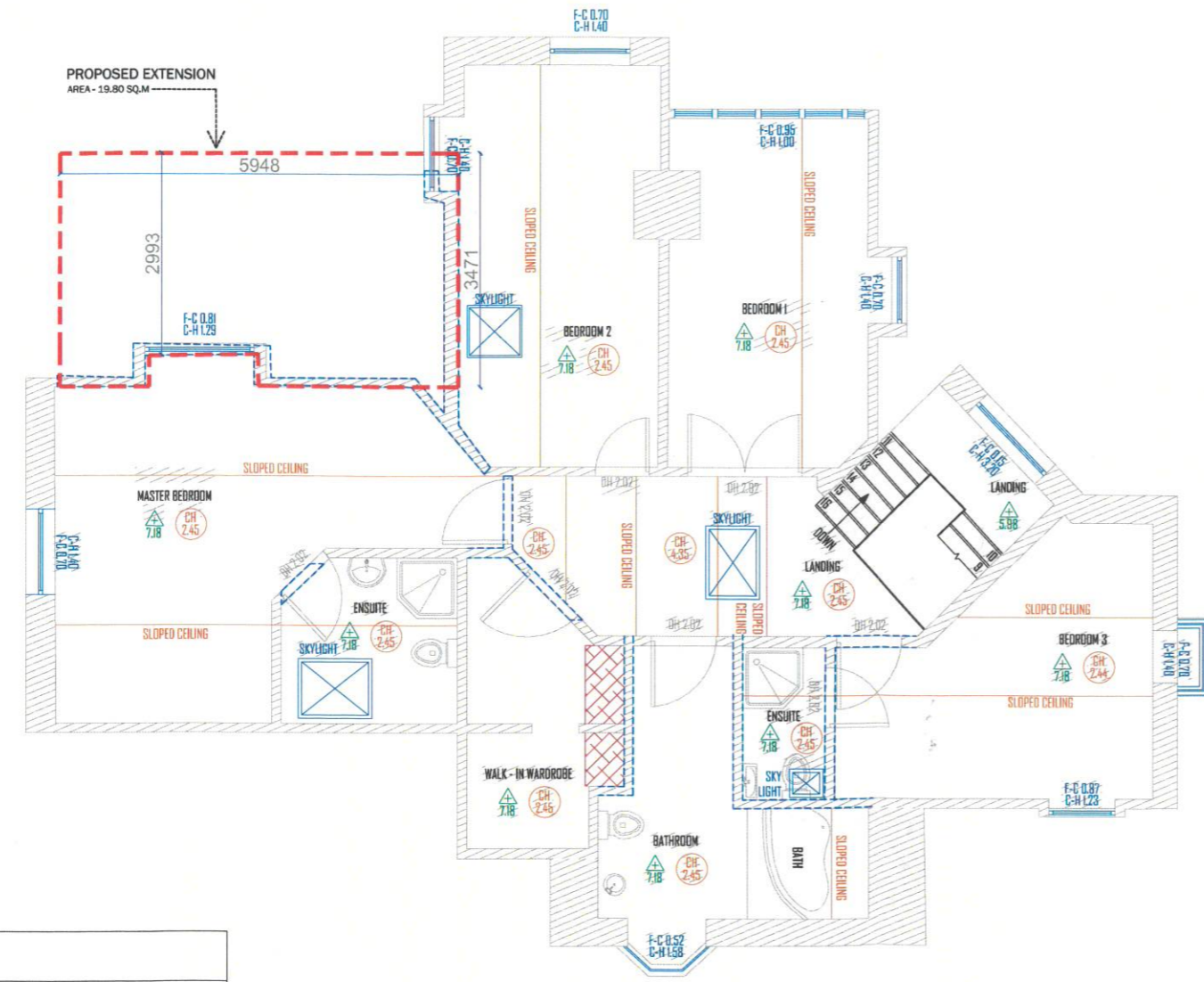
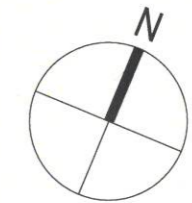
Do not scale. Use figured dimensions only.

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LEGEND

— — — — — -blue dashed line indicates any wall to be demolished

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B	25.08.2023	revision B			J.W
STATUS	DATE	REVISION	RCDN	DRAWN	CHKD

PLOT DATE: 26/09/2023 16:03:55
 PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2) Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS - 18.09.23.dwg

Project:	RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN		
Title:	EXISTING FIRST FLOOR PLAN		
Engineer:	----		
Q.S.:	----		
Scale:	Date:	Jobno.:	Drgno.:
1:100	19/09/2023	23009	P.03
Rev.	PLANNING STAGE		

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Drawing Status: Planning

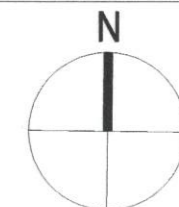
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STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B		JW	

PLOT DATE: 25/10/2023 15:11:59

PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2) Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS -23.10.2023.dwg

Project: RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN

Title: SITE PLAN

Engineer: ----

Q.S.: ----

Scale:	Date:	Jobno.:	Drgno.:
1:500	19/09/2023	23009	P.12

Rev. PLANNING STAGE



SITE PLAN
SCALE 1:500

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Drawing Status: Planning

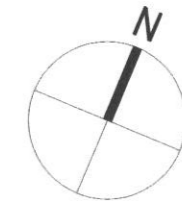
Do not scale. Use figured dimensions only.

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STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B			JW

PLOT DATE: 23/10/2023 11:28:53

PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2 Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS -23.10.2023.dwg

Project: RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN

Title: PROPOSED GROUND FLOOR PLAN

Engineer: ----

Q.S.: ----

Scale: 1:100	Date: 19/09/2023	Jobno.: 23009	Drgno.: P.04
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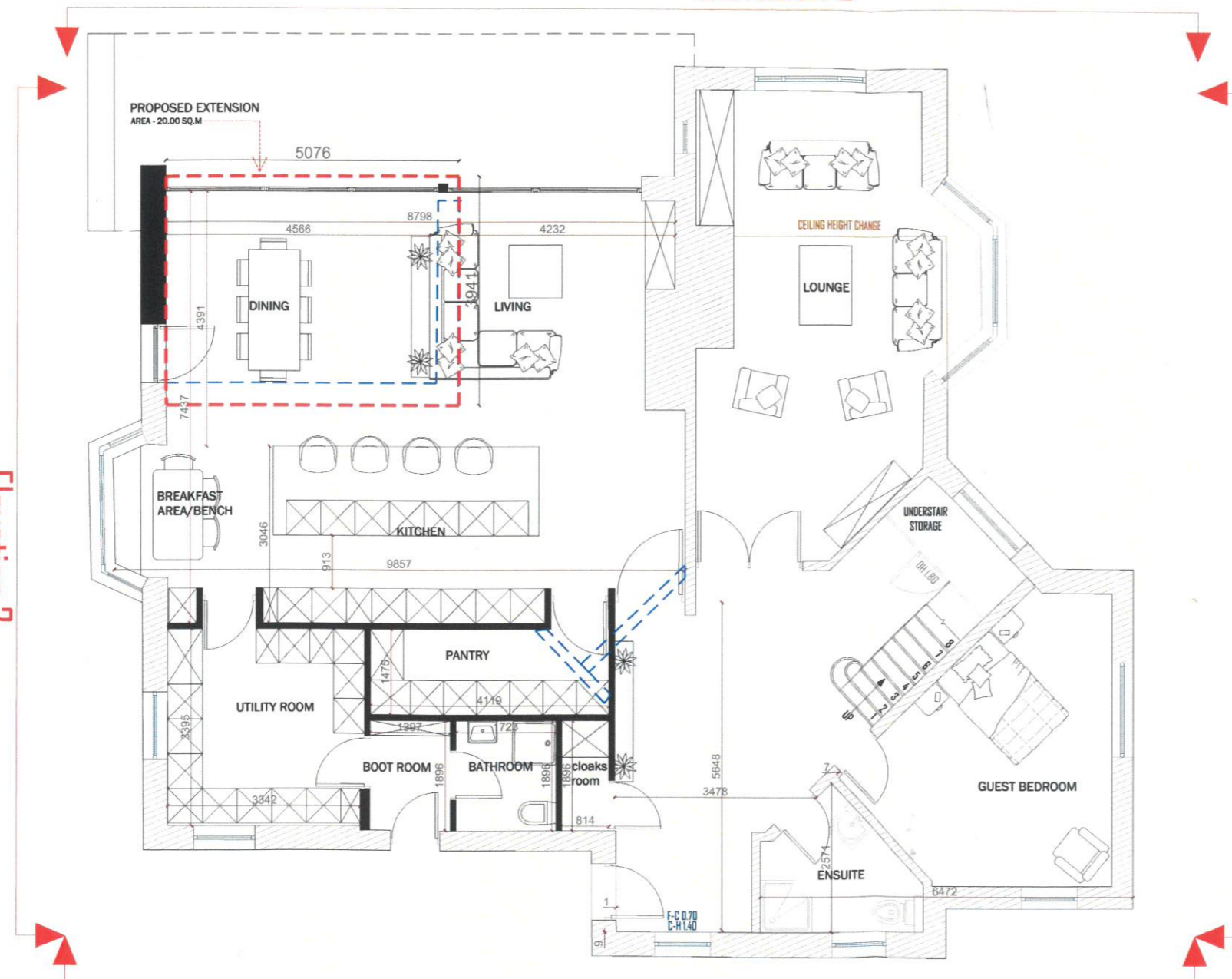
Rev. PLANNING STAGE

Elevation 3

Elevation 4

Elevation 2

Elevation 1



LEGEND

--- -blue dashed line indicates any wall to be demolished

--- -red dashed line indicates any proposed area

PROPOSED GROUND FLOOR PLAN

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Telephone: 021-4362506
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Drawing Status: Planning

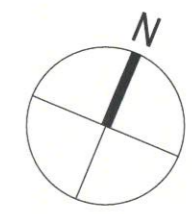
Do not scale. Use figured dimensions only.

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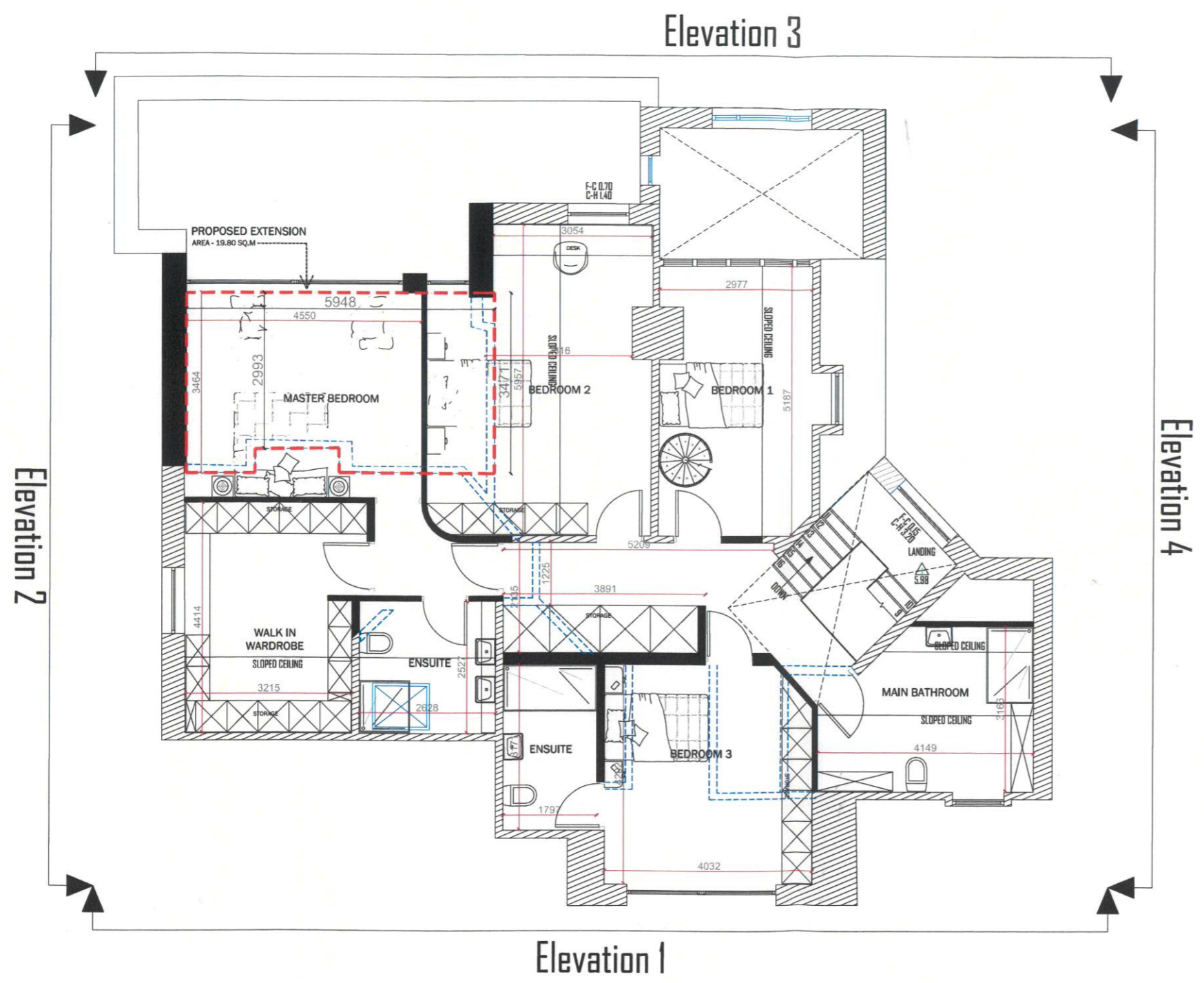
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STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B		J.W	

PLOT DATE: 26/09/2023 16:13:43
PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2) Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS - 18.09.23.dwg

Project:	RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN		
Title:	PROPOSED FIRST FLOOR PLAN		
Engineer:	----		
Q.S.:	----		
Scale:	1:100	Date:	19/09/2023
		Jobno.:	23009
		Orgno.:	P.05
Rev.	PLANNING STAGE		



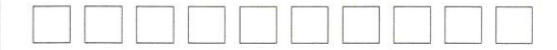
LEGEND

— — — — — -blue dashed line indicates any wall to be demolished

— — — — — -red dashed line indicates any proposed area

JEK

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STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B		J.W	

PLOT DATE: 23/10/2023 11:44:03

PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2 Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS -23.10.2023.dwg

Project: RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN

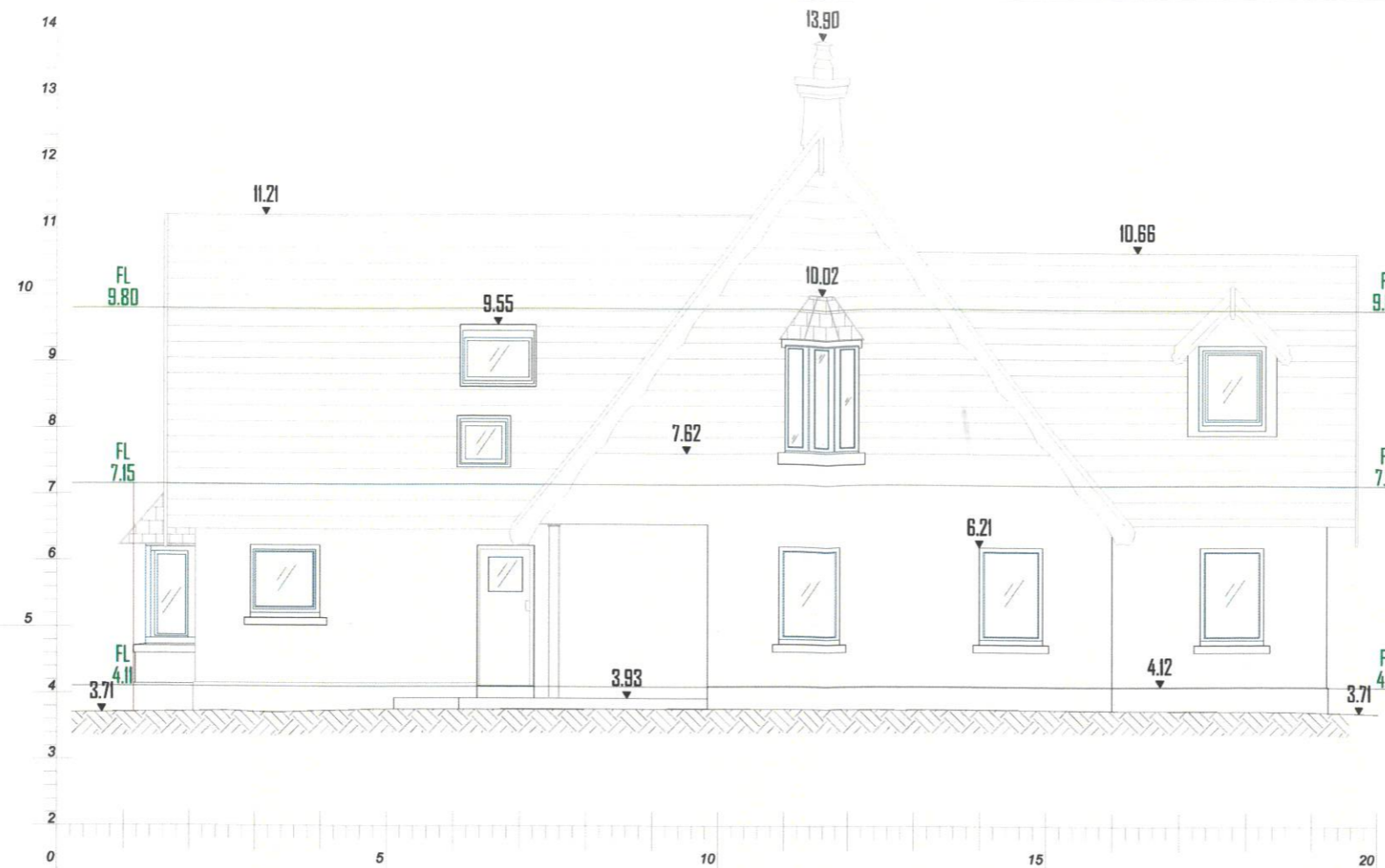
Title: EXISTING & PROPOSED SOUTH ELEVATION

Engineer: ----

Q.S.: ----

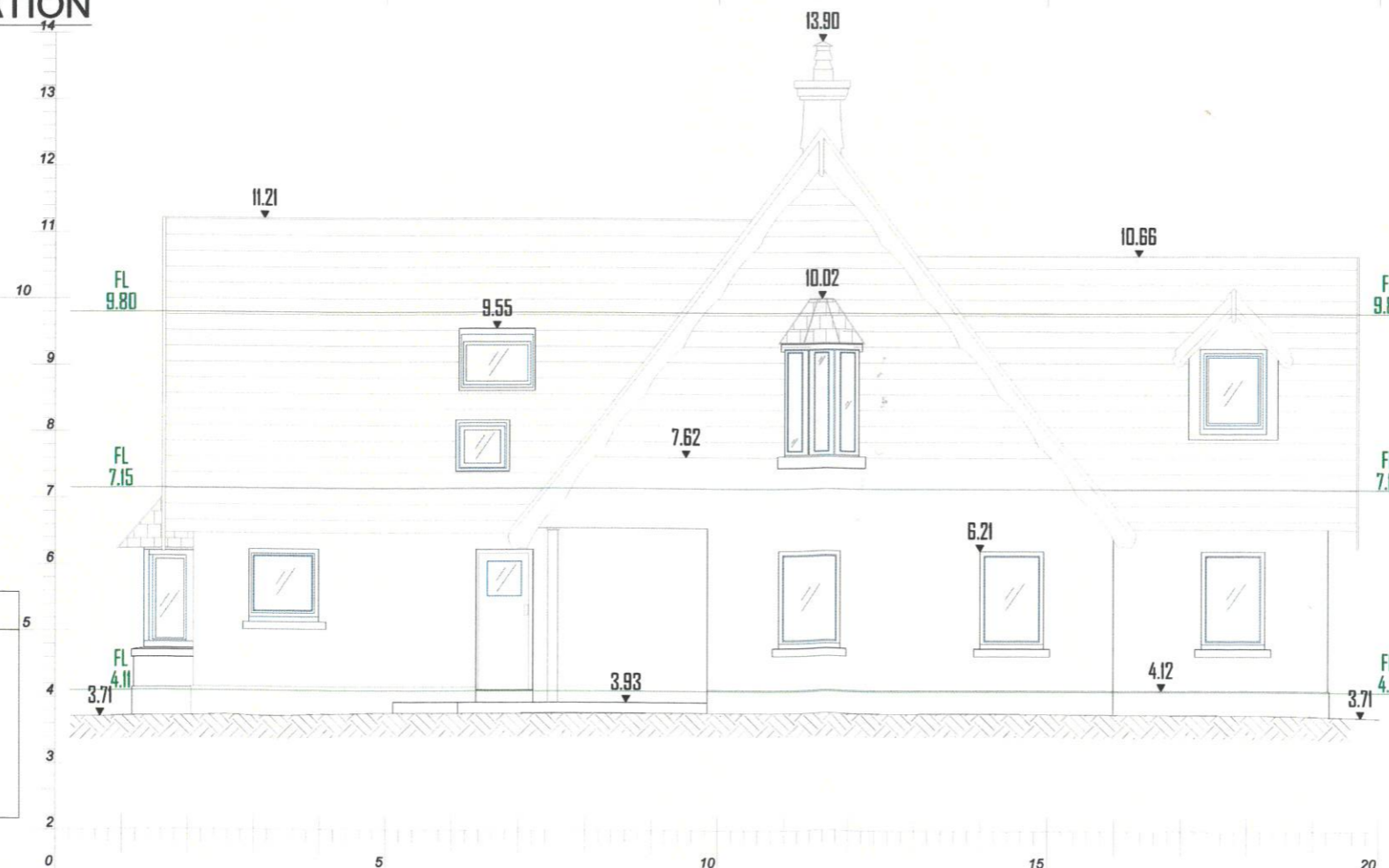
Scale: 1:100	Date: 19/09/2023	Jobno.: 23009	Drgno.: P.06
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Rev. PLANNING STAGE



EXISTING SOUTH ELEVATION

scale 1:100



LEGEND

- - - -blue dashed line indicates any wall to be demolished
- - - -red dashed line indicates any proposed area

PROPOSED SOUTH ELEVATION

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Drawing Status: Planning

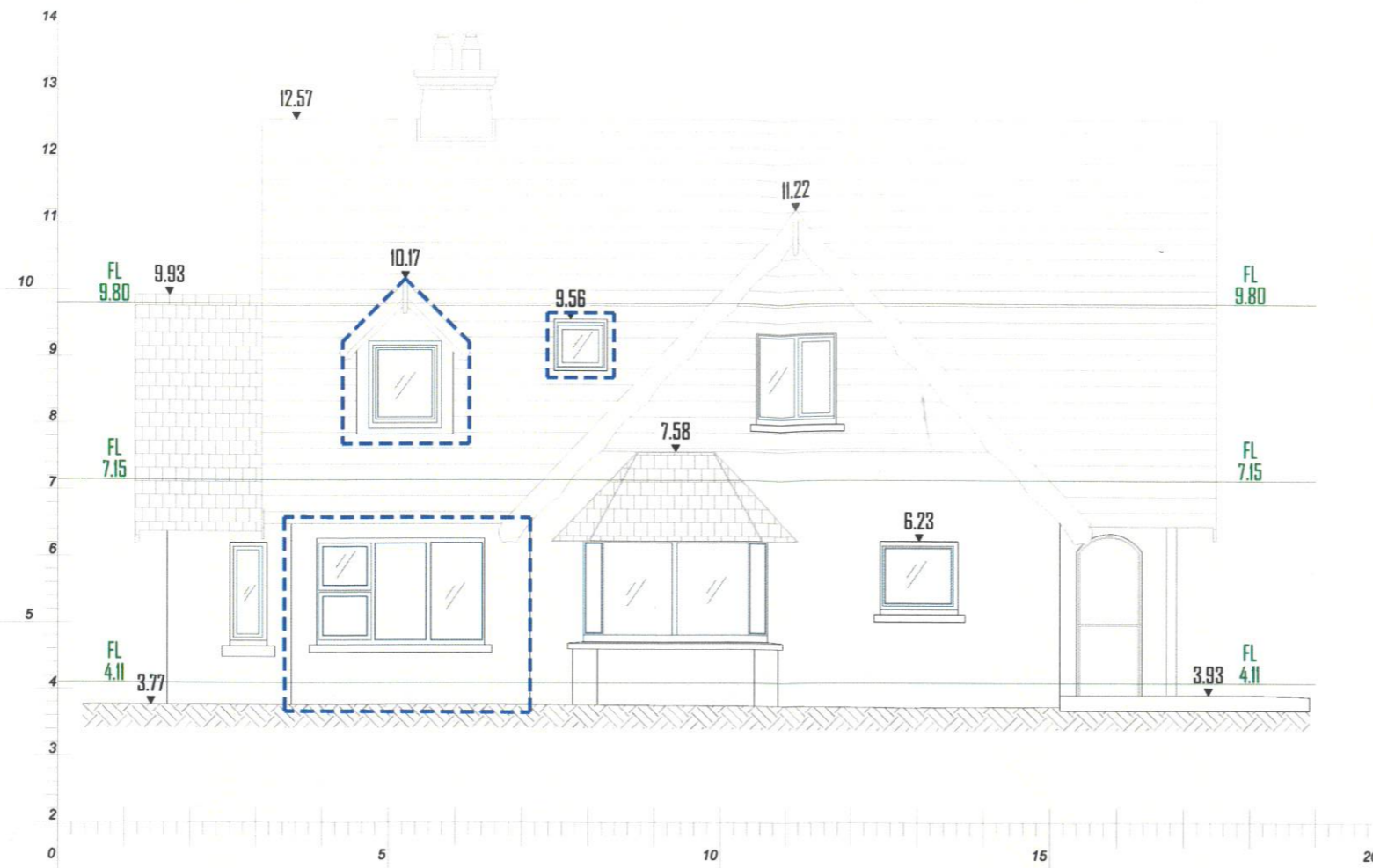
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EXISTING WEST ELEVATION

scale 1:100

LEGEND

- — — -blue dashed line indicates any wall to be demolished
- — — -red dashed line indicates any proposed area
- — — -Green dashed line indicates proposed canopy

PROPOSED WEST ELEVATION

SCALE 1:100

STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B		J.W	

PLOT DATE: 23/10/2023 11:44:39

PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2 Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS -23.10.2023.dwg

Project: RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN

Title: EXISTING & PROPOSED WEST ELEVATIONS

Engineer: ----

Q.S.: ----

Scale: 1:100	Date: 19/09/2023	Jobno.: 23009	Drgno.: P.07
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Rev. PLANNING STAGE

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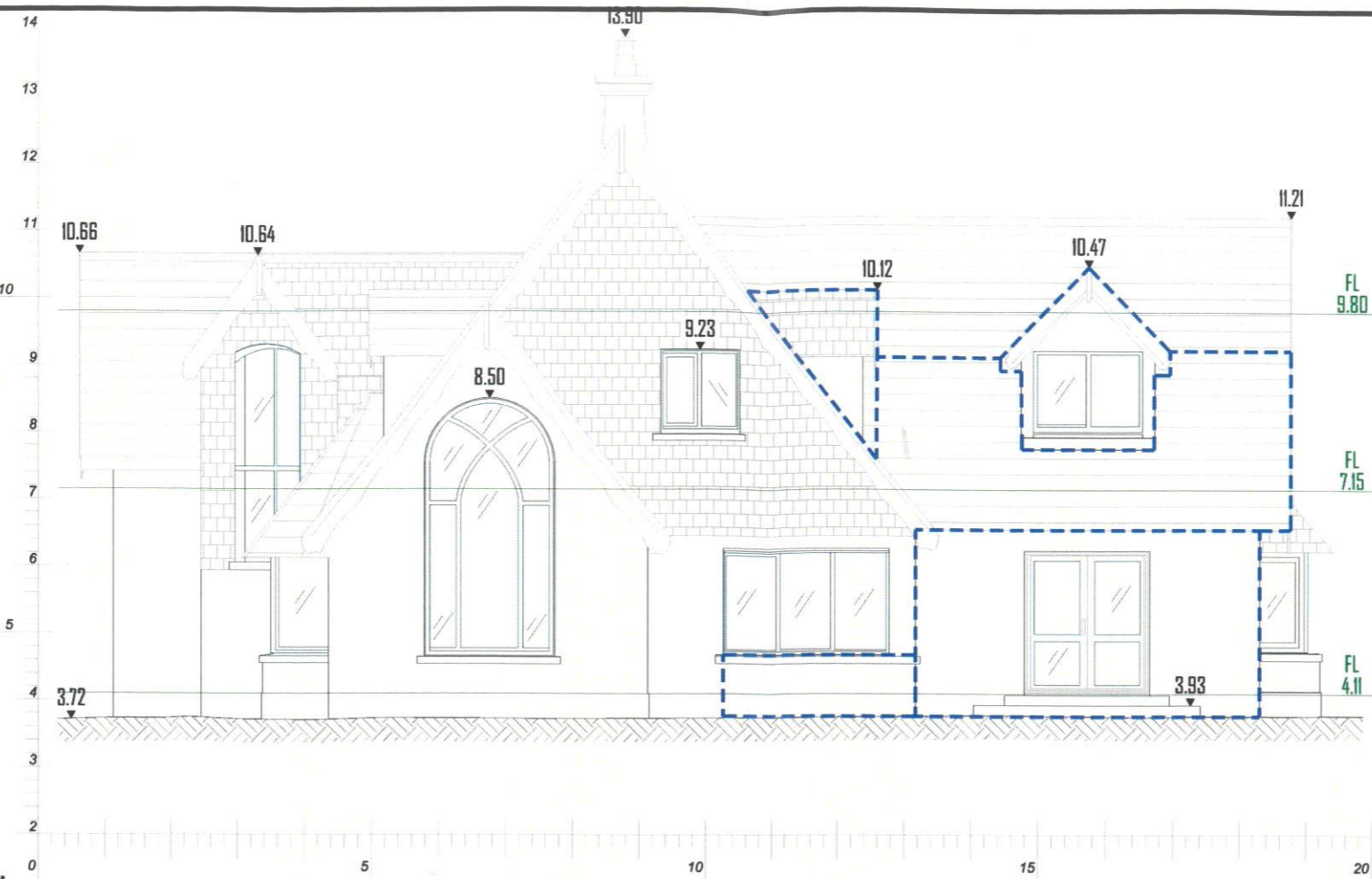
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EXISTING NORTH ELEVATION
SCALE 1:100



LEGEND

- — — -blue dashed line indicates any wall to be demolished
- — — -red dashed line indicates any proposed area
- — — -Green dashed line indicates proposed canopy



PROPOSED NORTH ELEVATION
SCALE 1:100

STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B		JW	

PLOT DATE: 23/10/2023 11:45:26
PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2) Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS -23.10.2023.dwg

Project: RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN

Title: EXISTING & PROPOSED NORTH ELEVATIONS

Engineer: ----

Q.S.: ----

Scale: 1:100	Date: 19/09/2023	Jobno.: 23009	Drgno.: P.08
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EXISTING EAST ELEVATION
SCALE 1:100

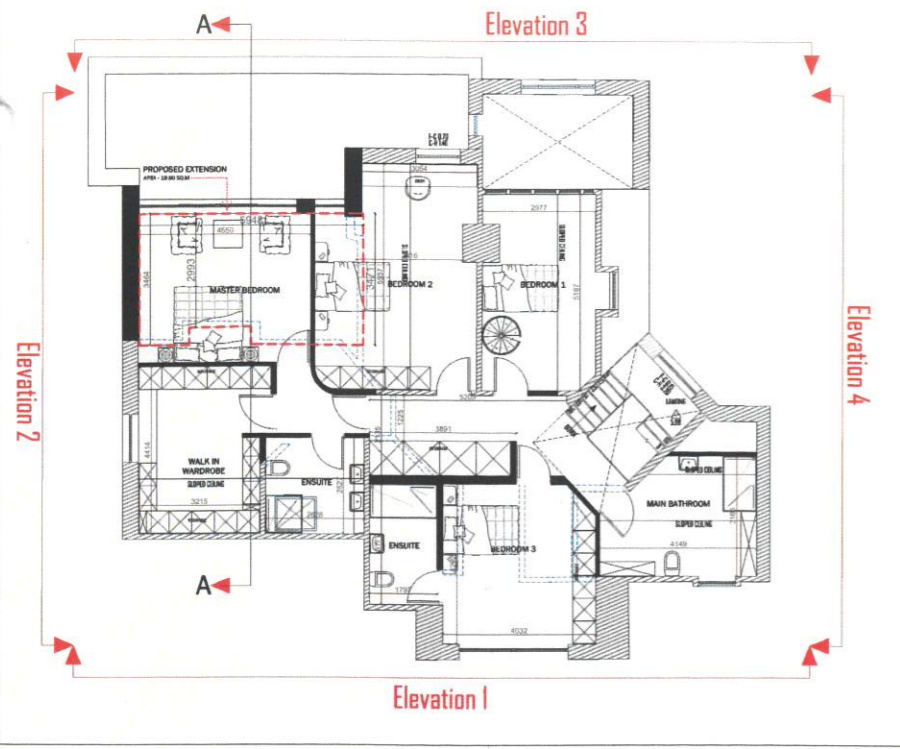


PROPOSED EAST ELEVATION
SCALE 1:100

STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B		J.W	

PLOT DATE: 23/10/2023 11:46:02
PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2 Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS -23.10.2023.dwg

Project:	RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN		
Title:	EXISTING & PROPOSED EAST ELEVATIONS		
Engineer:	----		
Q.S.:	----		
Scale:	1:100	Date:	19/09/2023
		Jobno.:	23009
		Drgno.:	P.09
Rev.	PLANNING STAGE		



SECTION A-A
SCALE 1:100

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Drawing Status: Planning

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STATUS	DATE	REVISION	RCDN	DRAWN	CHKD
B	25.08.2023	revision B		JW	

PLOT DATE: 23/10/2023 11:46:35
PATH FILE: Y:\ISO DOCUMENTS\23009 - Saskia Horgan\2) Drawings\1). Planning Stage Drawings\2. JEK Drawings\DRAWINGS -23.10.2023.dwg

Project:	RENOVATION AND NEW EXTENSION FOR RICHARD AND SASKIA HORGAN		
Title:	EXISTING & PROPOSED NORTH ELEVATIONS		
Engineer:	----		
Q.S.:	----		
Scale:	1:100	Date:	19/09/2023
		Jobno.:	23009
		Drgno.:	P.10
Rev.	PLANNING STAGE		