



Comhairle Contae Thiobraid Árann
Tipperary County Council

**PLANNING SECTION
FEEDBACK IN RELATION TO PROPOSED DEVELOPMENT**

**In accordance with Section 247 of the Planning and Development Act, 2000 as amended
Planning & Development Regulations 2001 as amended**

Form of Consultation:	Standard reply
Proposed Development	Renovation, alteration and extension of dwelling

Advice Given- Section 1

Note:

This feedback is based on the policies and objectives contained in the following Tipperary County Development Plan 2022-2028 and is relevant to proposals for renovations, alterations and extensions to dwellings that come within the rural area of Co. Tipperary and the areas covered by the Local Area Plans (LAPs) for Cahir, Roscrea, Clonmel, Nenagh & Thurles.

Section 2 set out the policies, objectives and standards contained in the Development Plans for Templemore, Cashel, Tipperary town and Carrick on Suir. The Development Plan for Carrick on Suir will be replaced with a new Local Area Plan which will come into effect on 23rd June 2025. From this date proposals within the Carrick on Suir plan area will be assessed against the policies and objectives contained in Section 1.

A copy of the above referenced plans are available for review on the Council's website.

Section 3 provides information on Development Contributions payable on foot of a grant of planning permission and information on the planning application process.

This feedback is made on the understanding that there is no unauthorised development or non-compliance issues with the site to which the development relates.

Requirement for Planning Permission

Certain works to alter, renovate and / or extend a dwelling may meet planning exemptions and can be undertaken without the need to apply for planning permission. As a first step it is recommend that the following publication from the Office of the Planning Regulator is consulted:

<https://www.opr.ie/wp-content/uploads/2022/11/Planning-Leaflet-8-A-Guide-to-Doing-Work-Around-the-House-1.pdf>

A Section 5 Declaration application can be made to confirm whether your proposal meets Planning Exemptions. This takes 4 weeks to process and requires a fee of €80 together with maps and drawings showing the location of the proposal and nature and extent of works proposed.

A determination on whether your proposals do or do not meet planning exemptions will not be undertaken through a pre planning consultation.

Planning Policy

Proposals to alter, renovate and extend a dwelling will be assessed against the following criteria of the Tipperary County Development Plan 2022. The requirements set out below must be taken into consideration by you and your agent when preparing design proposals.

Tipperary County Development Plan 2022-2028

Volume 3 Appendix 6 Development Management Standards

4.0 Residential development

4.3.2 Extensions to Dwellings

In cases where living accommodation is to be substantially upgraded and/or extended to accommodate additional occupants, the applicant will be required to demonstrate that the wastewater treatment system is adequate and does not present a risk to human health or the environment. The applicant will be expected to demonstrate to the Council that the wastewater treatment system is fit for purpose, operating and maintained appropriately and is not causing damage.

As part of the planning application for such a development a report prepared by a qualified site assessor should be submitted confirming:

- a) the type of system in place (i.e. septic tank or other),
- b) the capacity of the tank (approximate),
- c) the design and layout of the percolation area or polishing filter,
- d) that it can be accessed and maintained, (location shown on site layout drawings)
- e) it is demonstrated that clean roof/surface water is not entering the system and
- f) there is no visible evidence of it causing a risk to human health or the environment, i.e. no ponding on the ground in the vicinity of the system, no effluent break-out at slopes, no "bypass" pipe to a nearby drain, and that any drains in the vicinity are clear with no build-up of sewage fungus etc.

If an upgrade to an existing system is required, it shall comply with the EPA Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021).

4.12 Domestic Extensions

The Council will seek to implement the following guidelines in respect of extensions.

- a) A ground level extension shall be subordinate to the main dwelling in scale and design.

There are, however, circumstances where an existing property is limited in size (e.g. a single bedroom cottage) and a large extension is required to allow it to be brought up to modern living standards. Such developments will be considered on a case-by-case basis and will require a sensitive design to ensure that the proposal will not dominate the local streetscape and a plot size that can absorb the development.

- b) The extension shall integrate with the primary dwelling, following window proportions, detailing and finishes, including texture, materials and colour.
- c) The design and layout of extensions to houses shall have regard to the amenities of adjoining properties. The Council may require the submission of a daylight, sunlight and overshadowing assessment, if considered necessary.
- d) Where a dwelling is served by an on-site waste water treatment system and where the extension increases the potential occupancy of the dwelling, the applicant shall demonstrate that the system complies with the standards of the EPA Code of Practice for Domestic Wastewater Treatment Systems (EPA, 2021), (or any amendment thereof).

For proposals that relate to providing ancillary family accommodation the following should be considered.

Tipperary County Development Plan 2022-2028	
Volume 3 Appendix 6 Development Management Standards	
4.0 Residential development	4.13 Provision for Ancillary Family Accommodation Consideration can be given to building ancillary accommodation as an extension to an existing house where it can be shown that such is required for a family member. Proposals for such development will be required to meet the following design requirements: a) There shall be direct internal access to the principle dwelling and the structure shall not form a permanent separate self-contained unit from the principle dwelling. b) The extension shall be modest in size and shall not provide more than one bedroom (2 bedrooms in exceptional circumstances). c) The extension shall not exceed a gross floor area of 50 square metres. d) There shall be no subdivision of the garden or entrance. e) The design should ensure that the extension forms an integral part of the main dwelling unit capable of integration for single domestic use when no longer required, and shall not be sold or leased separately.

Design Considerations

It is recommended to ensure the proposals take due consideration of the foregoing requirements as relevant to the proposal and the character and setting of the existing dwelling and the character, setting and privacy of any adjoining dwellings/buildings. Proposals must not impact on adjoining residential properties by way of overlooking, overshadowing or overbearing.

Applications for domestic extensions should have regard to the visual impact of the works proposed on the character of the area as well as upon the amenity of adjoining property owners. The points below give an indication as to what to consider when extending a house in order to avoid impacting on neighbouring properties.

Key points to address in the design

Overbearing impact

- ✓ Locate extensions, particularly if higher than one storey, away from neighbouring property boundaries. As a rule of thumb, a separation distance of approximately 1m from a side boundary per 3m of height should be achieved.
- ✓ Use light coloured materials on elevations adjacent to neighbouring properties.
- ✗ Two-storey extensions will not normally be accepted to the rear of terraced houses if likely to have an overbearing impact due to close spacing between houses.
- ✗ Where a scheme of two-storey extensions is proposed to the rear of terraced properties, they should not normally protrude from the rear wall of the houses more than 1.5 times the distance of the gap between the extensions ('tunnel effect' diagram above right).

Daylight and over shadowing

- ✓ Locate and design an extension so that it will not significantly increase the amount of shadow cast on the existing windows or doors to habitable rooms in neighbouring properties.
- ✓ Assess the impact of the shadow cast by extensions that are two-storey or higher on the daylight received by neighbouring properties. If the assessment demonstrates that the proposed extension will result in significant overshadowing or loss of light to habitable rooms in the adjoining dwelling, redesign to reduce impact. ('Assessing the Shadowing Impacts' opposite page).

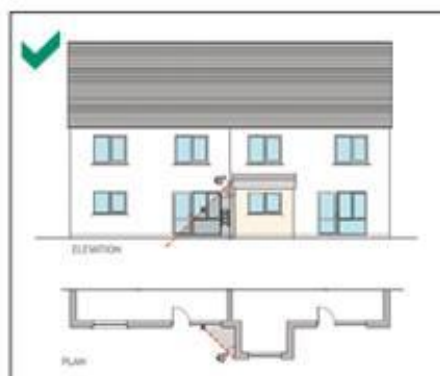


A 'tunnel effect' can be created along terraces by two-storey rear extensions

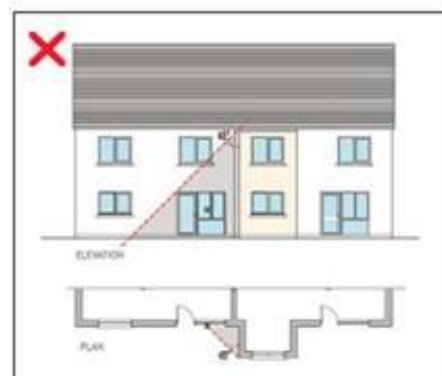


These models demonstrate how different scales and designs of extensions have the potential to cast varying degrees of shade

- ✓ Prevent significant loss of daylight to the window of the closest habitable room in a neighbouring property, by not locating an extension within the 45° angle of the centre point at 2m above ground level of the nearest main window or glazed door to a habitable room, measured on both plan and elevation. If the extension has a pitched roof, then the top of the extension can be taken as the height of its roof halfway along the slope. (See diagram right)
- ✗ Do not plant tree or shrub species such as evergreen conifers along party boundaries that will mature and grow so high or dense that they overshadow or block out light to the neighbouring properties.



If possible, avoid locating an extension within the 45° angle on both plan and elevation



A significant amount of light is likely to be blocked from a habitable room if the centre of the nearest window lies within the 45° lines of the proposed extension on both plan and elevation

Considerations where a property is a Protected Structure or within an Architectural Conservation Area

If your property is a protected structure or within an ACA it is recommended to seek advice and input from a suitably qualified conservation professional to your design proposals. An application for works to a Protected Structure is required to be accompanied by an Architectural Heritage Impact Assessment prepared in accordance with Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities.

Details of Protected Structures and ACAs can be found through the Councils Planning Enquiry Map System.

<https://www.tipperarycoco.ie/planning-and-building/planning-information-and-advice/planning-enquiry-system-eplan>

Considerations where a property is within a Zone of Archaeological interest

If your property is within the zone of interest associated with a recorded monument or national monument considerations as to how your proposals impact on archaeology (physical and visual) may be required. In addition the preparation of an Archaeological Impact Assessment may be required.

Access

In most cases proposals to alter, renovate and extend a dwelling do not present access related issues. However it is recommended to examine opportunities to improve the safety of existing entrances and maximise visibility from the entrance to oncoming traffic such that same meet the following sightline requirements (as contained in Volume 3, Appendix 6 of the Tipperary County Development Plan 2022).

Table 6.2: Design Speeds and associated Y-Distances			
Mandatory Speed Limit	Design Speed (operational Speed)	Rural Non-National Road	Urban Non-National Road
km/h	km/h	Y-Distance (m)	Y-Distance (m)
30	40	N/A	33
40	50	70	45
50	60	90	59
60	70	120	72
80	85	160	N/A
100	100	215	N/A

Existing dwellings that come within the preferred route corridors for new roadways or road upgrades may be constrained.

Water/Wastewater

For extension proposals to properties that are served by the public watermain and foul sewer it is recommended that the routes of these services are identified and development over same is avoided. Where such services cannot be provided diversion or protection may be required and these matters need to be fully considered and shown as part of a planning application.

In areas not served by the public sewer the adequacy of the existing wastewater system serving a dwelling must be assessed noting the requirements of 4.3.2 Extensions to Dwellings and Section 4.12 Domestic Extensions. Where required, proposals for an upgraded or new domestic Waste Water Treat System (WWTS) should be submitted in accordance with the following:

- EPA Code of Practice 2021-Domestic Wastewater Treatment Systems

A Site Characterisation Report prepared by a suitably qualified site assessor is required to accompany a planning application. A site percolation test will need to be undertaken and submitted with the application, this will inform the type of system needed for the site.

The absence of an assessment of the adequacy of existing wastewater system can often result in delays to a planning application and attention must be given to this requirement.

Flood Risk

As a first principle development within flood risk areas should be avoided where possible. Where your property intersects with an area at risk of flooding your application should be accompanied by a Commensurate Flood Risk Assessment prepared in accordance with the requirements of Section 5.28 of the Planning System and Flood Risk Management Guidelines 2009 and Circular PL 2/2014.

Details of flood risk areas can be found at www.floodinfo.ie and through the Councils Planning Enquiry Map System.

Ecology

Some old properties may contain bat roosts. It is advisable to check for the presence of bats as a derogation licence may be required to alter a property in which bats are roosting.

If your property is within a Special Area of Conservation, Special Protection Area or Natural Heritage Area impacts on protected ecology may arise. Details of these area can be found through the Nature tab on the EPAs Mapping System <https://gis.epa.ie/EPAMaps/>

Advice Given- Section 2

Note:

This section sets out the policies, objectives and standards contained in the Development Plans listed below as they relate to domestic extensions, these requirements apply if your proposal comes within the area covered by these Development Plans. This Section can be disregarded if your site does not come within these areas.

- Templemore and Environs Development Plan 2012, as extended.
- Cashel and Environs Development Plan 2015, as extended.
- Tipperary Town & Environs Development Plan 2013, as extended
- Carrick on Suir Town Development Plan 2013, as extended.

Note: The Carrick on Suir Town Development Plan will cease to have effect on 23rd June 2025.

Templemore and Environs Development Plan 2012, as extended.

9.4 Extension to Dwellings

The Council encourages the construction of extensions as a sustainable development approach to accommodating family needs. The Council will require proposals for extensions to comply with the following guidelines:

- the extension should generally be subordinate to the main building;
- the form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour;
- the extension shall be designed to ensure that no overshadowing or overlooking of adjacent residential properties occurs.

Cashel and Environs Development Plan 2015, as extended.

9.9 Extension to Dwellings

The Council will generally seek to implement the following guidelines in respect of residential extensions:

- (a) the extension should generally be subordinate to the main building;
- (b) the form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour;
- (c) a pitched roof will be required except on some small single storey extensions;
- (d) designs should have regard for the amenities of the neighbouring residents, in terms of light and privacy; and
- (e) flush roof lights are preferable to dormer windows.

Tipperary Town & Environs Development Plan 2013, as extended

9.18 Domestic Extensions

The design and layout of extensions to houses should have regard to the amenities of adjoining properties particularly as regards sunlight, daylight and privacy. The character and form of the existing building should be respected and external finishes and window types should match the existing.

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- (a) the extension should generally be subordinate to the main building;
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- (c) a pitched roof will be required except on some small single storey extensions;
- (d) designs should have regard for the amenities of the neighbouring residents, in terms of light and privacy; and

	(e) flush roof lights are preferable to dormer windows.
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Carrick on Suir Town Development Plan 2013, as extended.	
10.19 Domestic Extensions	<p>The design and layout of extensions to houses should have regard to the amenities of adjoining properties particularly as regards sunlight, daylight and privacy. The character and form of the existing building should be respected and external finishes and window types should match the existing.</p> <p>The Council will generally seek to implement the following guidelines in respect of residential extensions:</p> <ul style="list-style-type: none">(a) the extension should generally be subordinate to the main building;(b) the form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour;(c) a pitched roof will be required except on some small single storey extensions;(d) designs should have regard for the amenities of the neighbouring residents, in terms of light and privacy; and(e) flush roof lights are preferable to dormer windows.

Advice Given- Section 3

This section provides information on Development Contributions payable on foot of a grant of planning permission and information on the planning application process.

Development Contributions:

Development Contributions will be in accordance with the current Development Contribution Scheme 2020. Class 3 - €20/sq.m. The first 40 sq m of floor area is not subject to charge.

Planning Process:

- Allow 12 weeks for the planning application to be considered and determined.
- Anyone can object to your application when it's made. From when you submit the application there is a 5 week period allowed for people that may wish to object. Any objection must be made in writing. If an objection is received any valid planning issues raised will be taken into consideration by the Planning Authority when assessing your application. Any person that makes an objection can appeal any decision of the Planning Authority to An Bord Pleanála.
- As applicant you also have the right to appeal a decision to an Bord Pleanála.
- The Planning and Development Regulations 2001, as amended sets out requirements that must be satisfied for a planning application to be considered a valid application. These requirements relate to the submission of maps, plans and drawings drawn to a required scale and containing certain information with the planning application, providing a completed application form, submission of a site suitability assessment, inclusion for public notices, the correct fee etc. The onus is on you or your agent to ensure the application meets the validation requirements. Where an application fails to meet the validation requirements the application and accompanying fee will be returned to the applicant and this will result in a requirement to re-apply. The Planning Section have prepared a document that sets out requirements for a valid planning application and recommend that you and your agent review the application relative to the requirements of the Regulations prior to submitting the application.
The document can be accessed through the link below:
<https://www.tipperarycoco.ie/sites/default/files/Publications/Requirements%20for%20a%20Valid%20Application.pdf>
- Please be advised that you are encouraged to lodge any planning application electronically at <https://planning.localgov.ie/>

Note:

The purpose of this consultation in relation to the proposed development is to enable the person concerned to be advised by the Planning Authority of the procedures involved in considering a planning application, including any requirements of the Planning and Development Regulations, 2001 as amended (which govern the preparation and submission of planning applications) and to, as far as possible, indicate the relevant objectives in the current statutory Development Plan, which are relevant to the proposed development and which may have a bearing on the decision of the Planning Authority.

The carrying out of this consultation in relation to the proposed development shall not prejudice the performance by Tipperary County Council as Planning Authority of any of its functions under the Planning and Development Acts, 2000 as amended, or any Regulations made under the Acts, and cannot be relied upon in the formal planning process or in legal proceedings.

The matters outlined in this consultation shall not prejudice any decision which may be made by the Planning Authority in relation to any planning application on the subject site. Furthermore, the advice offered is only relevant in so far as the applicable Planning and Development Act, 2000 as amended, the Regulations made thereunder, and the appropriate statutory Development Plan current for the time being, remain so.

