

Comhairle Contae Chorcaí Cork County Council

Rannóg Pleanála, Teach Norton,
Bóthar Chorcaí, An Sciobairín,
Co. Chorcaí P81 AT28.
Fón: (028) 40340 • Faics (028) 21660
Suíomh Greasain: www.corkcoco.ie
Planning Section, Norton House,
Cork Road, Skibbereen,
Co. Cork P81 AT28.
Tel: (028) 40340 • Fax: (028) 21660
Web: www.corkcoco.ie



Mr. Liam Bennett,
Bennett & Co., Design
Consultants,
8, Lady's Cross,
Cloheen,
Clonakilty,
Co. Cork.

28th May, 2024.

Our Ref: D/16/24.

RE/ **Declaration request on exempted development under Section 5
of the Planning & Development Act, 2000 (as amended).**

Dear Sir,

On the basis of the information and plans submitted on 2nd May, 2024 on behalf of Jan and Caryl Panman, the Planning Authority declares that the construction of an extension to "Fanny's Lodge", Main Street, Castletownshend, Co. Cork is development and is **exempted development** under Class 1, Schedule 2, Article 6, Part 1 of the Planning & Development Regulations, 2001 (as amended).

Please note that any material departure from the proposals as submitted may remove the development from the Exempted category and require the submission of an application for Permission under the Act.

This exemption does NOT itself empower a person to carry out a development unless that person is legally entitled to do so.

Receipt No. WCP12614, in respect of €80.00, is issued herewith.

Yours faithfully,


KEVIN O'REGAN.
SENIOR EXECUTIVE OFFICER.

Anne Lordan

From: Ronnie Barry
Sent: Tuesday 28 May 2024 12:37
To: Anne Lordan
Subject: FW: D/16/24 - Fanny's Lodge Castletownshend Section 5 - Planners report
Attachments: D.16.24 Application.pdf; D.16.24 checklist.pdf; D-16-24 Extension to Fanny's Cottage Main St Castletownshend - Final version.docx

Anne,

I note the recommendation of the Area Planner and endorse the attached recommendation.

Regards,

Ronnie.

Ronnie Barry | Pleanálaí Feidhmiúcháin Sinsearach | Pleanáil agus Forbairt

Comhairle Contae Chorcaí | Teach Norton | Bóthar Chorcaí | An Sciobairín | Co.Chorcaí P81 AT28, Éire
T+353 (0)28-40340 | ronnie.barry@corkcoco.ie | www.corkcoco.ie

Tairseach na gcustaiméirí: www.yourcouncil.ie

Ronnie Barry | Senior Executive Planner | Planning and Development

Cork County Council | Norton House | Cork Road | Skibbereen | Co.Cork P81 AT28, Ireland
T+353 (0)28-40340 | ronnie.barry@corkcoco.ie | www.corkcoco.ie

Customer Portal: www.yourcouncil.ie

From: Olivia Field <Olivia.Field@CorkCoCo.ie>
Sent: Tuesday, May 28, 2024 12:35 PM
To: Ronnie Barry <Ronnie.Barry@CorkCoCo.ie>; Anne Lordan <Anne.Lordan@CorkCoCo.ie>
Subject: FW: D/16/24 - Fanny's Lodge Castletownshend Section 5 - Planners report

Hi Ronnie,

Please see my revised report for this S5. – proposal is considered to be exempt.

Thanks,

Olivia

From: Olivia Field
Sent: Friday, May 24, 2024 4:36 PM
To: Ronnie Barry <Ronnie.Barry@CorkCoCo.ie>; Anne Lordan <Anne.Lordan@CorkCoCo.ie>; Elena Turk <Elena.Turk@corkcoco.ie>
Subject: D/16/24 - Section 5 Request - Planners report

Hi Ronnie,

Please find attached my report for this Section 5 application.

Decision due on the 29/05/2024.

Regards,

Planner's Section 5 Report

Declaration on Exempted Development Under Section 5 of the Planning & Development Act 2000 as amended for the construction of an extension to Fanny's Cottage/Glen Barrahan, Main Street, Castletownshend, West Cork.

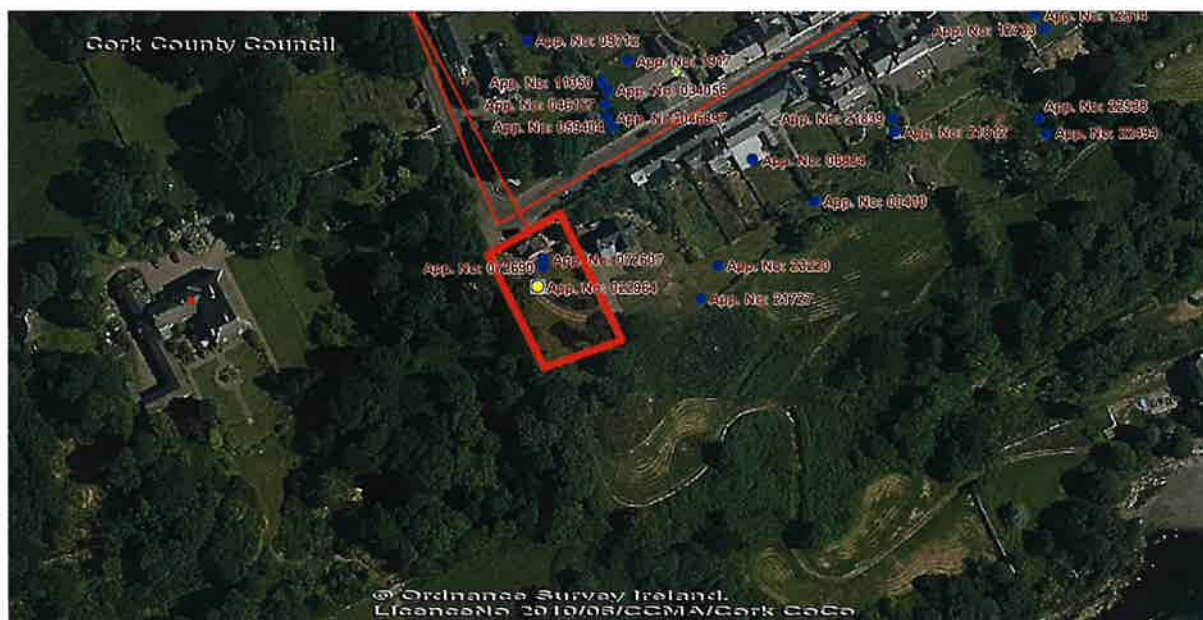
Application Ref. No. D/16/24

Received on: 02/05/2024

Decision Due date: 29/05/2024

Applicant: Jan & Caryl Panman

Site Location Maps



Development Description

The site adjoins and lies south of Main Street, inside Castletownshend village.

The existing lodge forms a focal point at the entrance to Castletownshend village. The site is level with the public road but slopes to the south. There is an existing dwelling to the east of the lodge which shares the same vehicular entrance onto the public road and this property is also within the applicants ownership.

A flat roof single storey structure has been added onto the eastern elevation of the lodge.

A timber staircase and balcony have also been erected onto the east and south east side elevations of the property.

Relevant Zonings

In terms of planning designations, the property is located within the defined development boundary of Castletownshend village.

The site is lies within an Architectural Conservation Area (ACA).

The landscape character for the area is defined as *Indented Estuarine Coast* as designated under the Draft Landscape Strategy.

The site is located within a High Value Landscape area.

The site adjoins a scenic route to the north (S83).

The site is not shown to be prone to flooding.

There are no Recorded Monuments on or near the site.

AA

The site is not located within the screening zone of any Natura 2000 Network sites.

EIA – Preliminary Assessment

Development Summary	See above
Examination	
	Yes / No / Uncertain
1. Is the size or nature of the proposed development exceptional in the context of the existing environment?	No
2. Will the development result in the production of any significant waste, or result in significant emissions or pollutants?	No
3. Is the proposed development located on, in, adjoining or have the potential to impact on an ecologically sensitive site or location*?	No
4. Does the proposed development have the potential to affect other significant environmental sensitivities in the area?	No
Comment (if relevant)	
Conclusion	
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment ?	


There is no real likelihood of significant effects on the environment	EIAR not required		
There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	AA Screening Determination required	No	
	Sch 7A information submitted?		No
There is a real likelihood of significant effects on the environment	EIAR is required (Issue notification)	No	


Built Heritage

The Gate Lodge, also known as Fanny's Lodge or Glen Barrahanne, has been included in the National Inventory of Architectural Heritage (NIAH no. 20836021).

See details on the description and appraisal of the building below:

Glen Barrahanne, Main Street, DRISHANE, Castletownshend, CORK



 [View on map](#)

Survey Data

Reg No	20836021
Rating	Regional
Categories of Special Interest	Architectural, Artistic
Previous Name	Laputa
Original Use	Gate lodge
In Use As	Gate lodge
Date	1890 - 1920
Coordinates	118187, 31009
Date Recorded	10/07/2008
Date Updated	--/--/--

Description

Detached three-bay two-storey Arts and Crafts style gate lodge, built c.1910, having two-storey gable-fronted projecting bay with open porch to front (south-west). Single-storey gable-fronted projecting bay to rear (north-east). Pitched artificial slate roofs with terracotta ridge tiles having gable finials, timber barge boards, cast-iron rainwater goods and rendered chimneystack. Exposed rubble stone walls to ground floor. Terracotta tile hanging to first floor central block with timber and render to gable (north-west). Roughcast rendered walls to projecting bay having raised plat bands. Square-headed window openings with concrete sills and multiple pane timber casement windows set in bipartite, tripartite and quartpartite arrangements. Recessed square-headed opening within open porch having limestone stepped approach, timber doorcase comprising architrave, frieze and cornice, timber door, battened door and flanking timber side lights. Set behind rubble stone walls with rendered gate piers and cast-iron railings and double-leaf gates.

Appraisal

This picturesque lodge, formerly associated with Glen Barrahanne, has retained its original form and fabric. The fine terracotta tile hanging, Tudor Revival style gable timbers, and timber windows and door are typical features of the Arts and Crafts style.

Summary of Site Inspection

A site inspection was carried out on the 9th May 2024. Image below shows the front entrance door is located on the west side elevation of the building.





View of existing flat roof single storey extension attached to the east side elevation which is proposed to be extended by a further 4.6 sqm.

Relevant Legislation

Class 1 of Schedule 2, Article 6, Part 1, Planning & Development Regulations 2000 as amended.

SCHEDULE 2

<i>Article 6</i>	
PART 1	
<i>Exempted Development - General</i>	
Column 1 Description of Development	Column 2 Conditions and Limitations
<p><i>Development within the curtilage of a house</i></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 other similar structure attached to the rear or to the side of the house.</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 extension above ground level shall not exceed 12 square metres.</p>

	<p>(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.</p> <p>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.</p> <p>(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.</p> <p>(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.</p> <p>3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.</p>
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	<p>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.</p> <p>(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.</p> <p>(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.</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>

Assessment

The applicants are seeking a Declaration of Exemption under Section 5 of the Planning and Development Act 2000, as amended to construct a single storey extension with a stated gross floor area of 4.6 sqm onto an existing single storey flat roofed extension located on the east side elevation of the existing Gate Lodge building on site.

The front elevation of the dwelling is located on the west side elevation of the property therefore it is accepted that the rear elevation is located to the east side of the property.

The proposed extension will therefore be erected onto the rear elevation of the dwelling.

The existing dwelling has been previously extended, with 2 no. single storey additions erected to the rear of the house. The floor area of the previous extensions combined with the floor area of the new extension, does not exceed 40 sqm.

It is considered that the new extension satisfies the 7 no. limitations under Class 1 of the Planning and Development Regulations.

Restrictions on Exempt Development

Under Article 9 (1) (a) (vi) Development to which Article 6 relates shall not be exempt development for the purposes of the Act, (a) if the carrying out of such development would –

(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

I had a verbal discussion with the Council’s Conservation Officer in relation to this proposal and it was agreed that the new extension due to its size, scale and location behind an existing stone wall, would not materially affect the character of the area/town.

Recommendation

This proposal satisfies all 7 no. conditions and limitations under Class 1, and it will not materially affect the character of the area/town.

The proposed development is therefore considered to be exempt development under Class 1, Schedule 2, Article 6, Part 1 of the Planning and Development Regulations 2001 (as amended).

Olivia Field

.....
Olivia Field
Assistant Planner
28/05/2024

BENNETT & CO. DESIGN CONSULTANTS LTD.
(PLANNING & BUILDING DESIGN CONSULTANTS).

Planning Department (West),
Cork County Council,
Norton House,
Cork Road.,
Skibbereen,
Co. Cork.

30th April 2024.

REG. No. _____
PLANNING (WEST) DEPT
02 MAY 2024
CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK

RE: APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION FOR JAN & CARYL PANMAN AT 'FANNY'S LODGE', MAIN ST., CASTLETOWNSHEND, SKIBBEREEN, CO. CORK P81 H984:

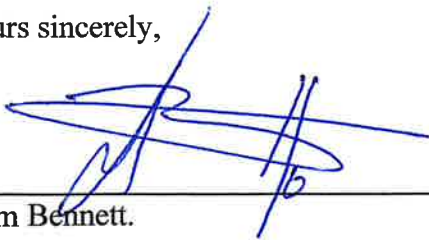
Dear Sir/Madam,

Please find enclosed the following documentation to process the above application:

1. 4 No. copies of completed Application Forms.
2. 4 No. Copies of O.S Site Location Maps.
3. 4 No. copies of Drg. No. JCP-001-003 incl.
4. Photographs of the existing bathroom area externally.
5. Application fee for €80.00.

This application is for a small extension to an existing ground floor bathroom area which will have a floor area of 4.6sq.m inclusive of the thickness of the existing back wall of the bathroom. The proposed extension will be hidden behind the existing boundary wall on Main Street save for a small view of the flat roof extended over same, which is merely an extension of the existing flat roof over the existing bathroom on site. There is history of previously granted permission for this particular property dating back to 2006/7 for previous owners none of which were effected on site. Please do not hesitate to contact me should you require clarification on any matter.

Yours sincerely,



Liam Bennett.

Encl.



P: (087) 2302112 E: bennettliam@hotmail.com

8 LADY'S CROSS, CLOHEEN, CLONAKILTY, CO. CORK P85YF97.

DIRECTORS: LIAM BENNETT DIPL. ARCH TECH RIAI(T) CIAT: DYMUNA BENNETT BA.
COMPANY REG. NO. 203803 VAT REG. NO. IE8203803P.





CORK COUNTY COUNCIL APPLICATION FOR SECTION 5 DECLARATION OF EXEMPTION

APPLICANT CHECKLIST

(Please tick ✓)

- 4 No. Copies of Application Form:**
- 1 No. Copy of Contact Details:**
- 4 No. Copies 6" O.S. Maps:**
- 4 No. Copies 25" O.S. Maps:**
- 4 No. Copies of Site Layout Plan:**
- 4 No. Copies Scaled Drawings of Development:**
- €80 Application Fee:**

✓
✓
✓
✓
✓
✓
✓

FOR OFFICE USE ONLY

Receipt No.	
Cash/Cheque/ Credit Card	
Date	
Declaration Ref. No.	

DATE STAMP HERE

REG. No.
PLANNING (WEST) DEPT
02 MAY 2024
CORK COUNTY COUNCIL
NORTON HOUSE, SKIBBEREEN, Co. CORK

You should make sure that you are satisfied that any information/documentation that you submit is appropriate to be viewed by the public. Please do not submit any information that you do not want 3rd parties to view.

In the case of a Declaration of Exemption for Land Reclamation, the following additional information is required:

- A copy of the details submitted to the Council's Environment Department (Inniscarra) for a Waste Licence Permit
- Correspondence from Teagasc (detailing how the land reclamation would benefit the land in question for agricultural purposes)
- Details of existing and proposed levels
- Details of fill material and duration of fill.

DATA PROTECTION

The planning process is an open and public one. In that context, all applications for Declarations of Exemption are made available for public inspection.

Personal information collected by Cork County Council is done so in order for us to process your application for a Section 5 Declaration of Exemption. Legally we can process this information as it is necessary for us to comply with our statutory/legal obligations. The protection of our personal data is a key priority for the Council and your data will be processed in line with our Privacy policy which is available at <http://www.corkcoco.ie/Privacy-Policy> or hardcopy from our offices at County Hall, Carrigrohane Road, Cork, Ireland. Should you have any questions about our privacy policy or the information we hold about you, please contact us by email to dpo@corkcoco.ie or write to us at Data Protection Officer, Cork County Council, County Hall, Carrigrohane Road, Cork, Ireland.

4. 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 metres (m²)

(a) Floor area of existing/proposed structure(s):	EXISTING BUILDING = 97.4 sq.m EXTENSION = 4.6 sq.m.
(b) If a domestic extension is proposed, 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide floor areas (m ²) and previous planning reference(s) where applicable:
(c) If a change of use of land and/or building(s) is proposed, please state the following: Existing/previous use <hr/> <hr/> N/A	Proposed use <hr/> <hr/> N/A
(d) Are you aware of any enforcement proceedings connected to this site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please state relevant reference number(s):

5. LEGAL INTEREST OF APPLICANT IN THE LAND/STRUCTURE:

Please tick appropriate box to show applicant's legal interest in the land or structure:	A. Owner <input checked="" type="checkbox"/> B. Other <input type="checkbox"/>
Where legal interest is "Other", please state your interest in the land/structure:	REG. NO. _____ PLANNING (WEST) DEPT 02 MAY 2024 CORK COUNTY COUNCIL NORTON HOUSE, BARRISKEN, CO. CORK
If you are not the legal owner, please state the name of the owner/s (address to be supplied at Question C in Contact Details):	

6. PROTECTED STRUCTURE DETAILS / ARCHITECTURAL CONSERVATION AREA:

Is this a Protected Structure/Proposed Protected Structure or within the curtilage of a Protected Structure: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please state relevant reference No. _____
Is this site located within an Architectural Conservation Area (ACA), as designated in the County Development Plan? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

7. APPROPRIATE ASSESSMENT:

Would the proposed development require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site (SAC, SPA etc)? Yes No


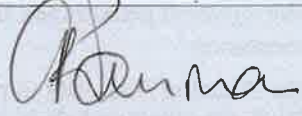
ADVISORY NOTES:

The application must be accompanied by the required fee of €80
 The application must 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 Planning Department, Cork County Council, Floor 2, Co. Hall, Carrigrohane Road, Cork, T12 R2NC; or for applications related to the Western Division, The Planning Department, Cork County Council, Norton House, Cork Road, Skibbereen, Co. Cork, P81 AT28.

- The Planning Authority may require further information to be submitted to enable the authority to issue a decision on the Declaration of Exemption application.
- 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 of Exemption is sought.
- Any person issued with a Declaration of Exemption may on payment to An Bord Pleanála refer a Declaration of Exemption for review by the Board within 4 weeks of the date of the issuing of the Declaration of Exemption decision.
- In the event that no Declaration of Exemption 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 of Exemption was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork County Council for the purpose of advising the type of information which is normally required to enable the Planning Authority to issue a Declaration of Exemption 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.

9. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct, accurate and fully compliant with the Planning and Development Acts 2000, as amended and the Regulations made thereunder:

Signed (Applicant or Agent as appropriate)	*  
Date	* 29/04/2024

REG. No. _____
 PLANNING (WEST) DEPT
 02 MAY 2024
 CORK COUNTY COUNCIL
 NORTON HOUSE, SKIBBEREEN, Co. CORK



EXTENSION TO BATHROOM,



(No subject)

Liam Bennett <bennettliam@hotmail.com>

Tue 30/04/2024 14:38

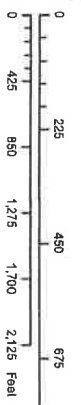
To: Liam Bennett <bennettliam@hotmail.com>



EXISTING BATHROOM:

EXTENSION LINES (APPROX.)

Site Location Map



OUTPUT SCALE: 1:10,560

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Further information is available at: <http://www.osi.ie/search/CaptureResolution>



Ordnance Survey Ireland

CENTRE COORDINATES:
ITM 518184.531085

PUBLISHED: 07/09/2021 **ORDER NO.:** 50218217_1

MAP SERIES: 6 Inch Raster
6 Inch Raster **MAP SHEETS:** CK142
CK151+151A

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CENTRE COORDINATES:
ITM 518184531085

PUBLISHED: 07/09/2021
ORDER NO.: 50218217_1

MAP SERIES: 1:2,500
1:2,500
1:2,500
1:2,500

MAP SHEETS: 6774-C
6774-D
6790-A
6790-B

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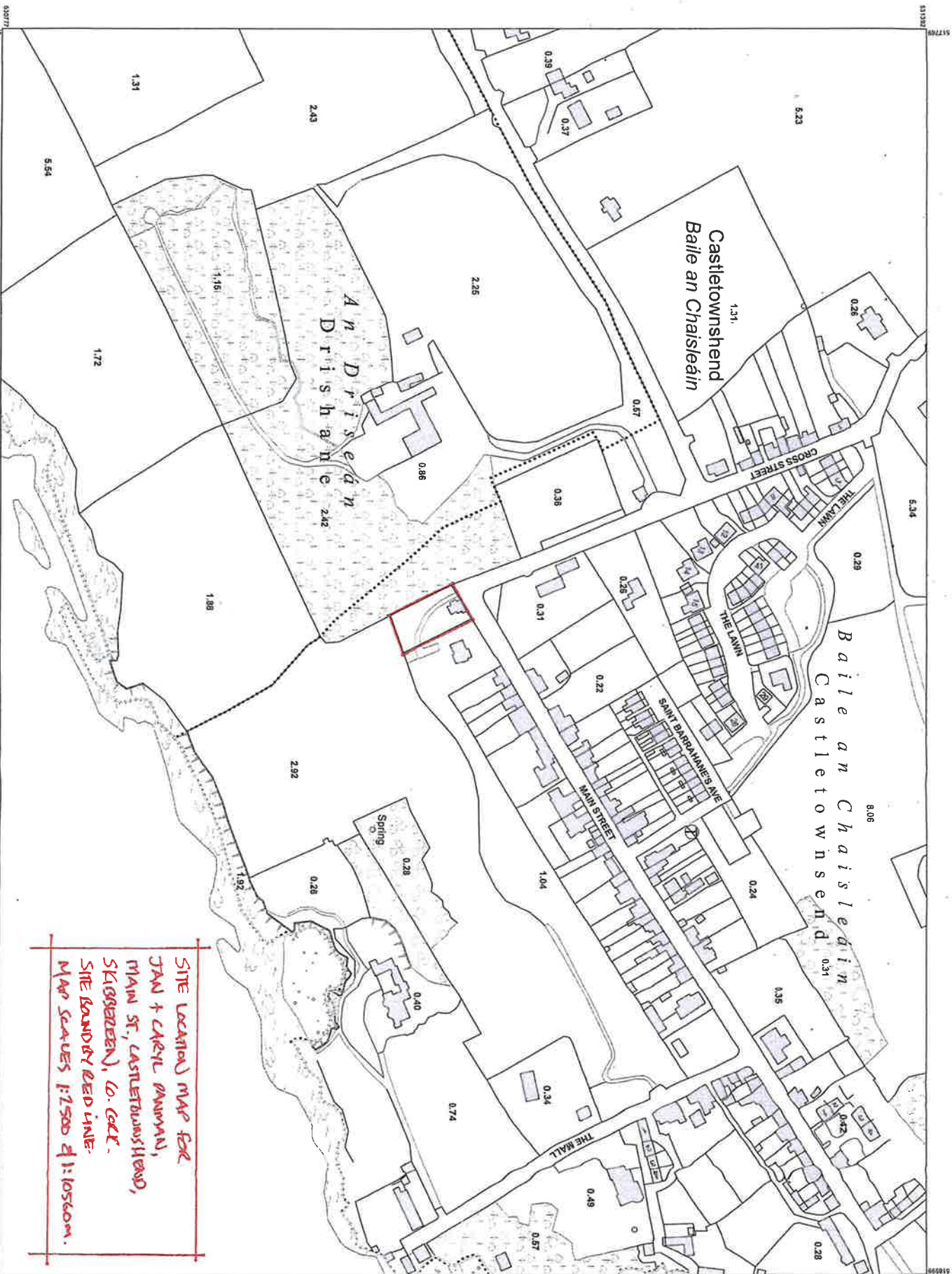
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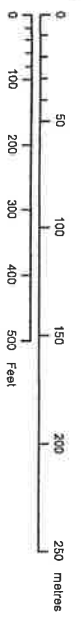
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LEGEND:

<http://www.osi.ie>,
search 'Large Scale Legend'



**SITE LOCATION MAP FOR
TAM + CERYL PAINMAN,
MAIN ST., CASTLEKNOCK,
COUNTY DUBLIN.
SITE BOUNDARY RED LINE.
MAP SCALES 1:12500 & 1:10500.**



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. <http://www.osi.ie>, search 'Caption Resolution'



NORTH

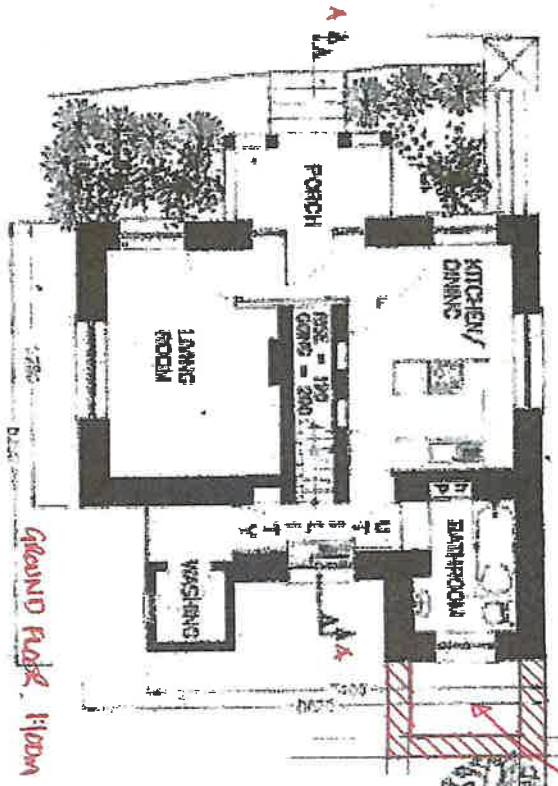
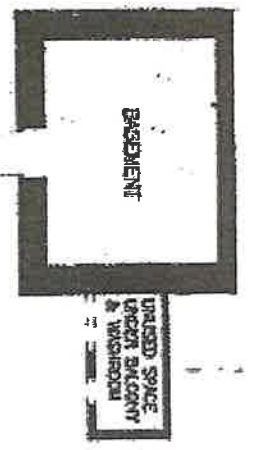
Basement

1.6m

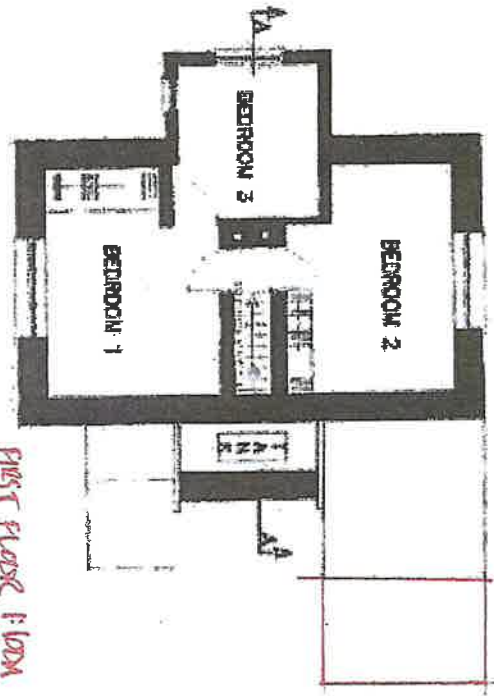
2.450m

Bathroom Extension = 4.6 sqm

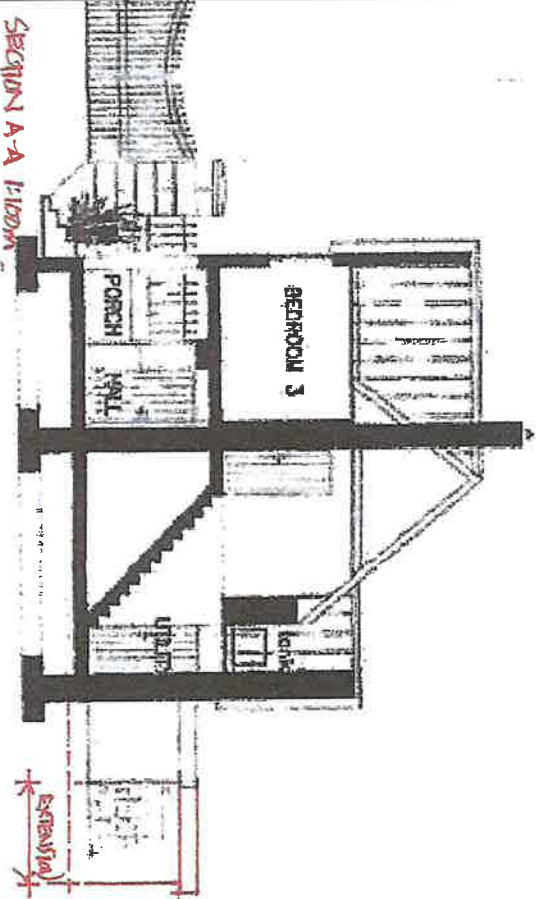
J. C. PANMAN AT MAIN ST.,
CASTLEDUNSHEND, SKIBBEREAN.
'FINNY LODGE' BATHROOM EXTENSION.
SCALE: 1:100m.
DR. NO. PTC-001.



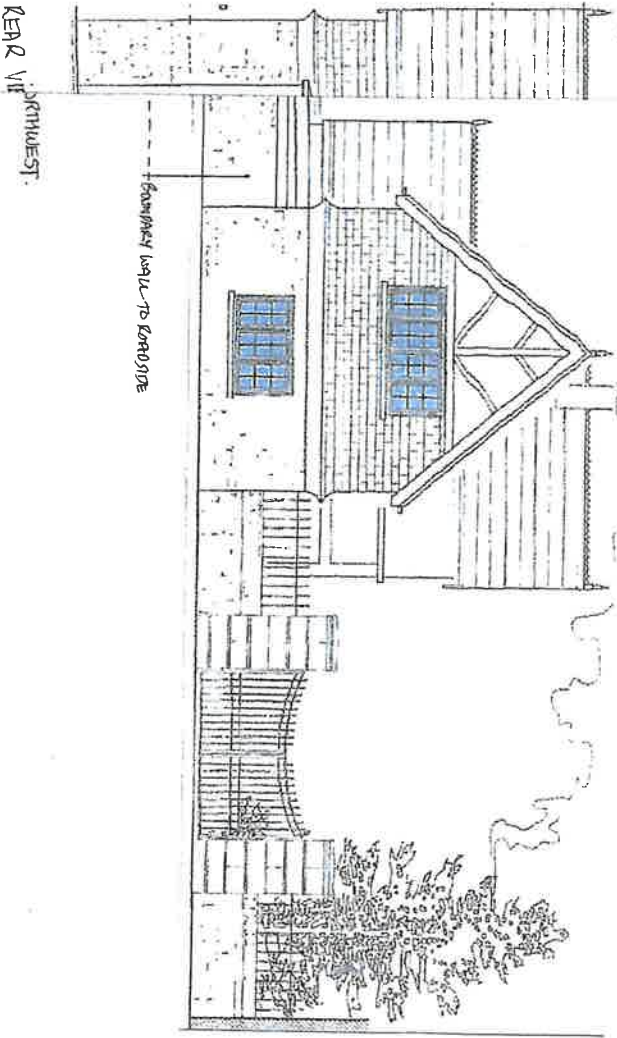
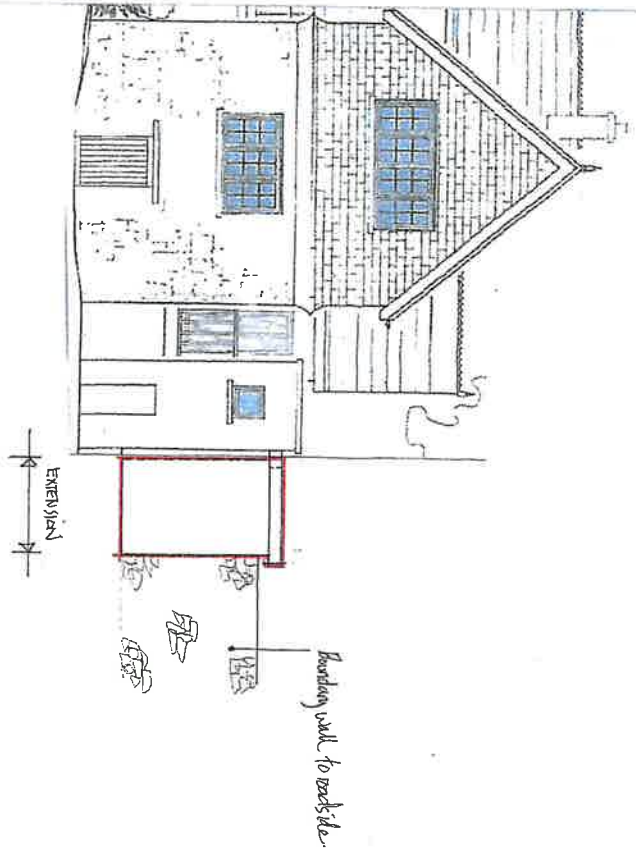
GROUND FLOOR 1:100m



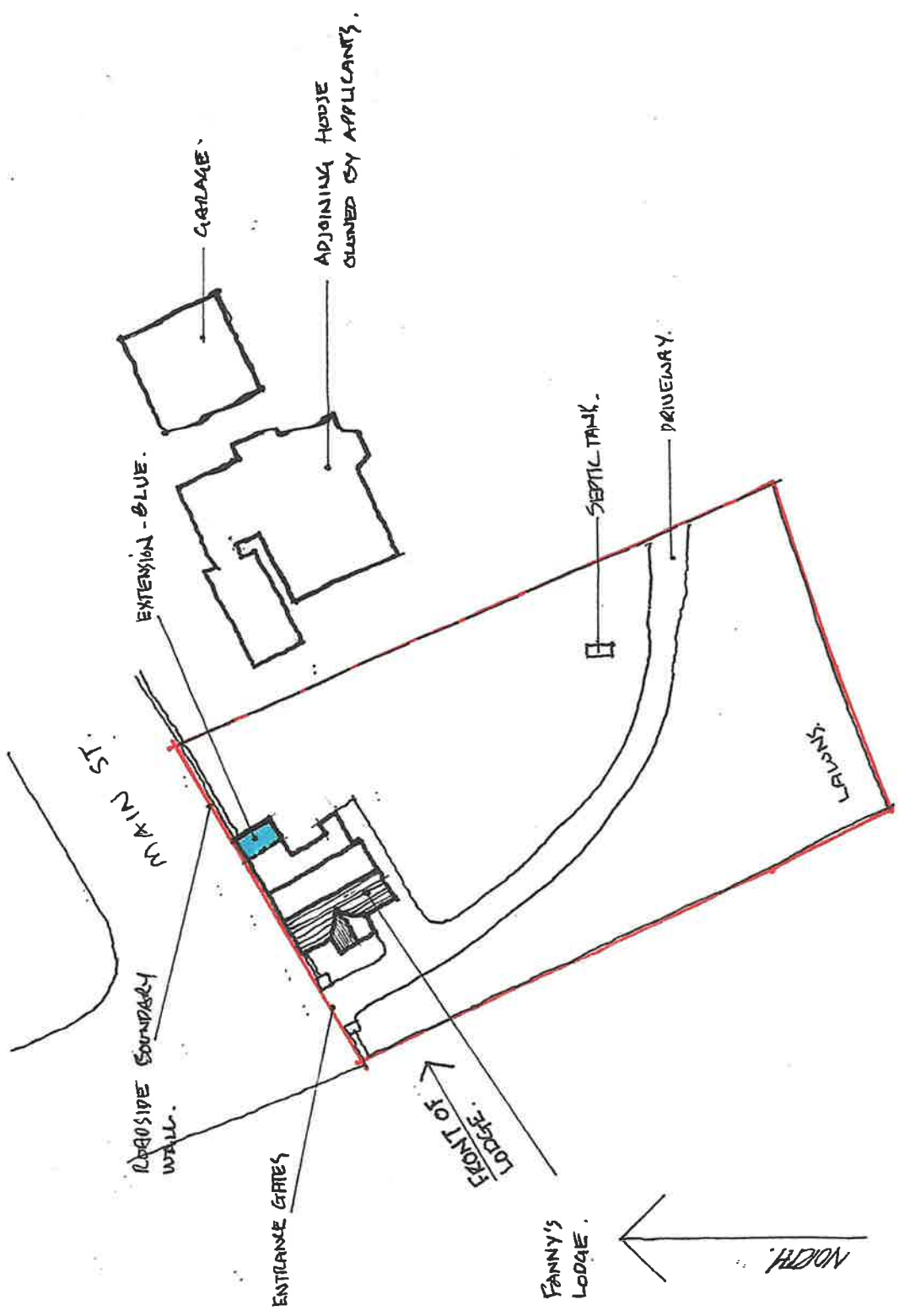
FIRST FLOOR 1:100m



Section A-A 1:100m



J.L. PANTANU AT MAIN ST.
 CASTLETONSHEMO, SKISSELEBA.
 SCALE: 1/100m DRC: N° JCP 002.



SITE LAYOUT PLAN 1:500m.

J + C. PANMAN AT MAIN ST.,
 CASTLETOWNSHEND, SKIBBEREEN.
 SCALE: 1:500m REG NO.: JCP 003,
 SITE BOUND BY RED LINE.