

PLANNING PERMISSION FOR WORKS TO YOUR HOUSE

Obtaining planning permission to make changes to your house sounds more difficult than it actually is. Here are 10 steps for getting the best out of the planning process.

1. Explore Exempted Development Provisions

Exempted development provisions allow works to your house and lands without the need to secure planning permission. They include the provision to extend your home by up to 40 square metres, construct boundary walls, painting or plastering walls, or installing renewable energy equipment externally. The exempted development provisions are subject to several conditions / limitations but are straightforward to follow.

2. Get Involved Early

Local Authorities review their Development Plans every six years and will always invite comments from members of the public. Local Area Plans, Strategic Development Zone Planning Schemes, or Masterplans also require the input of the public. This is your opportunity to promote land for development or protect your interests if development is proposed nearby.

3. Contact Your Local Authority

The Local Authority will provide pre-planning advice free of charge. This will be in the form of a meeting or phone consultation. A Planning Officer will seek to guide your proposal to ensure it is in accordance with the Development Plan.

4. Talk It Through With An Expert

There may be options or alternatives you haven't considered which suit your requirements and are likely to have a smoother passage through the planning process. A planning consultant, architect, or engineer can assist you with this.

5. Do Your Research

Have similar proposals been accepted in the area before?

6. What's The History?

Check whether the site/property already has a planning history. Note, however, that due to ongoing national planning reforms or new Development Plan policies, things that were not supported previously may now be viewed more favourably.

7. Consult

Consider discussing your plans with neighbours and members of the local community. This can often avoid the potential for objections or third-party appeals.

8. Negotiate

You may need to compromise slightly on your original proposal or offer additional benefits that will arise as a result of your development in order to tip the planning balance.

9. Have Another Go

If your first application is unsuccessful, you are entitled to apply again. Take some professional advice to make sure your proposal will be successful the second time around.

10. Don't Give Up

You have the right to appeal the decision and have the application determined by An Bord Pleanála who are independent of the Local Authority.

Please contact the Savills Planning team to discuss any queries you may have.



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