

DEAR RESIDENTS

In Fianna Fáil, we are committed to reducing the red tape around building and planning in an effort to unlock potential and fast track development.

That is why we have introduced the new planning exemptions which came into effect on 27th July 2027. The new regulations reduce unnecessary planning requirements for homeowners while enabling local authorities to focus their resources on larger and more complex developments that require greater scrutiny.

The changes are designed to give homeowners more flexibility to make practical improvements to their homes, whether through extensions, adaptations or the creation of additional living space, while continuing to meet all relevant Building, Building Control and Fire Regulations.

This flyer details the changes but should you need further information please do not hesitate to contact me.

Shay Brennan

IMPORTANT INFO

14 DAYS

Notify the planning authority at least 14 days before development takes place.

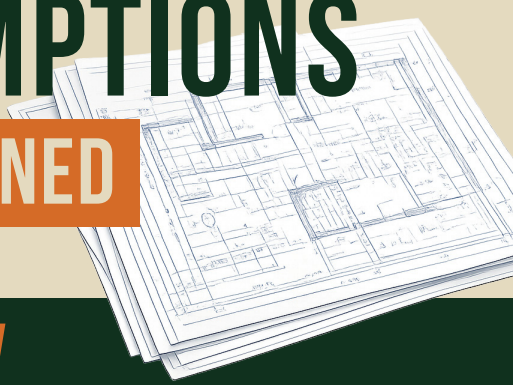
31 DEC, 2030

Class 1A and Class 3A exemption provisions are time-bound and expire on 31 Dec, 2030.

REGULATIONS

Relevant Building, Building Control and Fire Regulations will continue to apply.

NEW PLANNING EXEMPTIONS EXPLAINED



SHAY BRENNAN TD

Working for
Dublin Rathdown.

KEEP IN TOUCH



Leinster House, Kildare
St, Dublin 2, D02 TK75



085 269 2085



shay.brennan@
oireachtas.ie



PLANNING EXEMPTIONS

All relevant Building, Building Control and Fire Regulations **continue to apply.**



1 45M² HOME EXTENSION

The existing exemption for extension of the principal dwelling will be increased from 40 square metres to 45 square metres.



2 DORMER ROOF BOXES & ROOF LIGHTS



A new exemption will provide for extension via the addition of dormer roof boxes and roof lights on the principal dwelling.

3 HOME SUBDIVISION

A new exemption for sub-division of the principal dwelling will allow for the creation of up to 1 additional self-contained unit within the existing building envelope, with a minimum floor area for each subdivided unit of 32 square metres.



4 DETACHED AUXILIARY DWELLING



A new exemption will allow for the addition of a detached auxiliary dwelling to the rear of the principal house, linked to the services of the principal house, between 32 square metres and 45 square metres.

5 EXTERNAL WALL INSULATION

A new exemption will allow for the provision of insulation on external walls of a dwelling, in line with existing SEAI grant provision.



6 HEAT PUMP LOCATION



The exemption for a heat pump will be expanded so that it is not restricted to the rear of the property.

7 CYCLE OR BIN STORAGE

A new exemption will provide for cycle or bin storage at both the front and back of the property, with enough space to hold either 3-4 adult-size bicycles, 2 cargo bikes or 3 wheelie bins.



8 BACK GARDEN STRUCTURE



The existing exemption for a structure in the back garden, such as a shed, store, home office or gym, will be increased from 25 square metres to 30 square metres.

**BEFORE
WORK BEGINS**



Notify the planning authority at least **14 DAYS** before development takes place.



The exemptions are time-bound and **expire on 31 DECEMBER 2030.**

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