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Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

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Ian Heffernan
Cnoc Dubh
Ballymanus Lower
Blackhills
Glenealy
Co. Wicklow
A67 Y992

3rd
Of March 2026

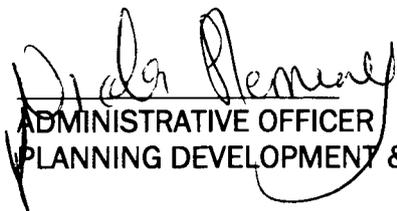
RE: Declaration in accordance with Section 5 of the Planning & Development Acts
2000 (As Amended) -EX19/2026 for Jozset Dosa

A Chara,

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning &
Development Act 2000.

Where a Declaration is used under this Section any person issued with a Declaration under
subsection (2) (a) may, on payment to An Coimisiún Pleanála of such fee as may be
prescribed, refer a declaration for review by the Coimisiún within four weeks of the date of
the issuing of the declaration by the Local Authority.

Is mise, le meas,


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.





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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Jozset Dosa

Location: 29 Saran Wood, Bray, Co. Wicklow

Reference Number: EX 19/2026

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/240

A question has arisen as to whether *"the installation of 1 velux rooflight to the front roof"* at 29 Saran Wood, Bray, Co. Wicklow is or is not exempted development.

Having regard to:

- The details submitted with the Section 5 declaration application.
- Appeal Reference PL 39.126300BTC PRR 01/101
- An Coimisiún Pleanála Declarations RL2284, ABP-307712-20.
- Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).

Main Reasons with respect to Section 5 Declaration:

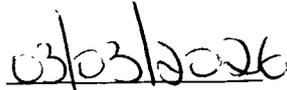
- The installation of 1 velux rooflight come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).
- The installation of the 1 velux rooflight to attic storage area to the front roof plane would affect the exterior of the structure , but would 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, and would therefore come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended).

The Planning Authority considers that "the installation of 1 velux rooflight to the front roof" at 29 Saran Wood, Bray, Co. Wicklow is development and IS exempted development.

Signed:


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Date:





WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2026/240

Reference Number: EX 19/2026
Name of Applicant: Jozset Dosa
Nature of Application: Section 5 Referral as to whether "*the installation of 1 velux rooflight to the front roof*" is or is not development and is or is not exempted development.
Location of Subject Site: 29 Saran Wood, Bray, Co. Wicklow
Report from: Edel Bermingham, T/SP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "*the installation of 1 velux rooflight to the front roof*" at 29 Saran Wood, Bray, Co. Wicklow is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

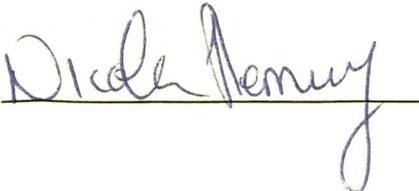
- a) The details submitted with the Section 5 declaration application.
- b) Appeal Reference PL 39.126300BTC PRR 01/101
- c) An Coimisiún Pleanála Declarations RL2284, ABP-307712-20.
- d) Sections 2, 3 and 4 of the Planning and Development Act 2000 (as amended).

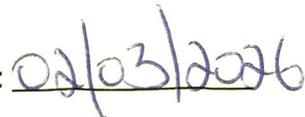
Main Reasons with respect to Section 5 Declaration:

- (i) The installation of 1 velux rooflight come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended).
- (ii) These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended).
- (iii) The installation of the 1 velux rooflight to attic storage area to the front roof plane would affect the exterior of the structure , but would 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, and would therefore come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended).

Recommendation

The Planning Authority considers that "*the installation of 1 velux rooflight to the front roof*" at 29 Saran Wood, Bray, Co. Wicklow is development and is exempted development as recommended in the planning reports.

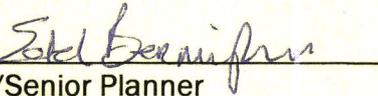
Signed: 

Date: 

ORDER:

I HEREBY DECLARE:

That *"the installation of 1 velux rooflight to the front roof"* at 29 Saran Wood, Bray, Co. Wicklow is **development** and is **exempted** development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: 
T/Senior Planner
Planning, Economic & Rural Development

Date: 3/3/2026

Section 5 Application EX 19/2026

Date : 27/2/2026

Applicant : Jozet Dosa

Address : 29 Saran Wood, Bray

Exemption Whether or not :

The installation of one velux rooflight to front

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

Planning History :

Appeal Reference PL 39.126300BTC PRR 01/101 40 duplex apartments and 92 houses in a 2/3 storey development on 8.8 acre site

An Bord Pleanála Referrals

06D.RL2284

Whether the installation of six number velux roof lights within the eastern roof plane and one number window within the northern gable wall of 32 Ballinclea Heights, Killiney, is or is not exempted development.

An Bord Pleanála has concluded that –

- (a) the said installation of six number roof lights in the eastern roof plane constitutes development which materially affects the external appearance of the structure, but which does not render its appearance inconsistent with the character of the structure and of neighbouring structures, and
- (b) the said provision of a window in the northern gable of the dwellinghouse constitutes development which materially affects the external appearance of the structure and which renders its appearance inconsistent with the character of the structure and of neighbouring structures:

ABP-307712-20

An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (b) of the 2000 Act, hereby decides that the works associated with the renovation of the existing habitable accommodation, including altering, repositioning and additional roof lights in the attic of the original single storey house at 31 Marian Park, Waterford are development and are exempted development as

- (a) the attic was converted to provide additional habitable accommodation before the granting of planning permission under planning register reference number 04/537 and the implementation of that permission and, therefore, the question should be restated as follows: "whether the works associated with the renovation of the existing habitable accommodation, including altering, repositioning and additional roof lights in the attic of the original single storey house at 31 Marian Park, Waterford are or are not development or are or are not exempted development", and
- (b) the works associated with the renovation of the existing habitable accommodation, including the altering, repositioning and addition of roof lights, constitute development which comes within the scope of Section 4(1)(h) of the Planning and Development Act, 2000 and is, therefore, exempted development:

Relevant legislation :

Planning and Development Act 2000 (as amended)

"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 (ii)*;

"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 :

3.—(1) In this Act, "development" means, except where the context otherwise requires, the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land,

Section 4 :

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;

Assessment

The Section 5 application seeks a declaration as to whether the installation of 3 Velux roof windows to attic storage space on rear roof rooflights is or is not development or is or is not exempted development .

The submitted details show the location of a velux roof windows in the front roof profile.

The placement of velux window within the roof are operations of construction / alteration , therefore works having regard to the interpretation set out in Section 2 of the Planning and Development Act 2000(as amended). The installation of a rooflight would therefore come within the definition of development as set out in Section 3 (1)(a) of the Planning and Development Act 2000(as amended).

Section 4 of the Planning and Development Act 2000 (as amended) provides that

- 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;

Given the works are for maintenance/ improvement, are to attic storage area, and whilst they effect the exterior of the structure, having regard to the location within the roof plane, the velux roof window would not materially affect the external appearance and would not render this structure inconsistent with the character of the structure or of neighbouring structures.

The works are therefore development ,and are exempted development.

Recommendation :

With respect to the query under Section 5 of the Planning and Development Act 2000(as amended), as to whether

the installation of 1 velux rooflight to the front roof of 29 Saran Wood, Bray, Co. Wicklow

constitutes exempted development within the meaning of the Planning and Development Acts, 2000(as amended).

The Planning Authority consider that the installation of 1 velux rooflight to the front roof of 29 Saran Wood, Bray, Co. Wicklow **is development and is exempted development.**

Main Considerations with respect to Section 5 Declaration :

- a) The details submitted with the Section 5 declaration application.
- b) Appeal Reference PL 39.126300BTC PRR 01/101
- c) An Coimisiún Pleanála Declarations RL2284, ABP-307712-20.
- d) Sections 2 , 3 and 4 of the Planning and Development Act 2000 (as amended)

Main Reasons with respect to Section 5 Declaration :

- (i) The installation of 1 velux rooflight come within the meaning of works as set out in Section 2 of the Planning and Development Act 2000(as amended)
- (ii) These works are development having regard to the provisions of Section 3 of the Planning and Development Act 2000(as amended)
- (iii) The installation of the 1 velux rooflight to attic storage area to the front roof plane would affect the exterior of the structure , but would 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, and would therefore come within the provisions of Section 4(1)(h) of the Planning and Development Act 2000(as amended)

St J Birmingham T/S

27/2/2026



Comhairle Contae Chill Mhantáin
Wicklow County Council

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MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Edel Bermingham
A/Senior Planner

FROM: Nicola Fleming
Staff Officer

RE:- EX19/2026 - Declaration in accordance with Section 5 of the
Planning & Development Acts 2000 (as amended)

I enclose herewith for your attention application for Section 5 Declaration received 13/02/2026.

The due date on this declaration is the 12/03/2026.

Staff Officer
Planning Development & Environment





Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

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Ian Heffernan
Cnoc Dubh
Ballymanus Lower
Blackhills
Glenealy
Co. Wicklow
A67 Y992

17th February 2026

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX19/2026 for Jozset Dosa

A Chara

I wish to acknowledge receipt on 13/02/2026 full details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 12/03/2026.

Mise, le meas



Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
04/02/2026

13/02/2026 12:12:17

Receipt No L170/358919
***** REPRINT *****

JOZSEF DOSA
29 SARAN WOOD
BRAY
CO WICKLOW
A98P998

EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total 80 00 EUR

Tendered
Credit Card 80 00

Change 0 00

Issued By Adam Copeland
From Customer Service Hub
Vat reg No 0015233H



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County Buildings
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Co Wicklow
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Fax 0404 69462

Office Use Only

Date Received _____
Fee Received _____
RECEIVED
13 FEB 2026

**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000 (AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

(a) Name of applicant: Jozsef Dosa
Address of applicant: 29 Saran wood, Bray,
Co. Wicklow. A98P998

Note Phone number and email to be filled in on separate page.

2. Agents Details (Where Applicable)

(b) Name of Agent (where applicable) Ian Heffernan
Address of Agent: COC Dubsh. Ballymanus Lower,
Blackhill, Glenealy, Co. Wicklow. A67Y992

Note Phone number and email to be filled in on separate page.

3. Declaration Details

i. Location of Development subject of Declaration 29 Sasan Wood,
Bray, Co. Wicklow

ii. Are you the owner and/or occupier of these lands at the location under i. above ?
 Yes/ No. Owner is Josef Dosa

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier
N/A

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and 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. You should therefore set out the query for which you seek the Section 5 Declaration
Do we need Planning Permission for a Velux
roof light to the front of the property

Additional details may be submitted by way of separate submission.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration
Section 3(1) ca) of the Planning + Development Act

Additional details may be submitted by way of separate submission.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a Protected Structure (or proposed protected structure) ? NO

vii. List of Plans, Drawings submitted with this Declaration Application _____

Site location Map, Application form, Photographs
of house + location of velux shown

viii. Fee of € 80 Attached ? Yes

Signed : Tan He/Armen (Agent) Dated : 20th Feb 2026

Additional Notes :

As a guide the minimum information requirements for the most common types of referrals under Section 5 are listed below :

A. Extension to dwelling - Class 1 Part 1 of Schedule 2

- Site Location Map
- Floor area of structure in question - whether proposed or existing.
- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.
- Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still

governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

29 Soran Wood

Proposed Velux
1200mm x 1400mm



Planning Pack Map



Taitte Éireann



CENTRE COORDINATES:
ITM 725125,716529

PUBLISHED: 11/02/2026
ORDER NO.: 50517578_1

MAP SERIES: 1:1,000
MAP SHEETS: 3617-02

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D08F6E4

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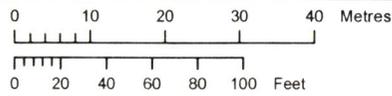
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LEGEND:

To view the legend visit www.taitte.ie and search for 'Large Scale Legend'

