

PLANNING AND DEVELOPMENT (Exempted Development (Act of 2000)) REGULATIONS 2006.

New regulations came into effect **Monday 27 July 2026**

The seven Planning and Development (Exempted Development (Act of 2000)) Regulations, amend the Planning and Development Regulations 2001, as amended (Regulations of 2001) to provide for:

- The existing exemption for extension of the principal dwelling will be increased from 40 square metres to 45 square metres.
- A new exemption will provide for extension via the addition of dormer roof boxes and roof lights on the principal dwelling.
- 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.
- A new exemption for an auxiliary habitable dwelling 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, which may be between 32 square metres and 45 square metres.
- A new exemption will allow for the provision of insulation on external walls of a dwelling, in line with existing SEAI grant provision.
- The exemption for a heat pump will be expanded so that it is not restricted to the rear of the property.
- 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.
- 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.