

Construction Studies

Leaving Certificate

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ONLINE GRINDS

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Subject : Construction Studies

LESSON 1:

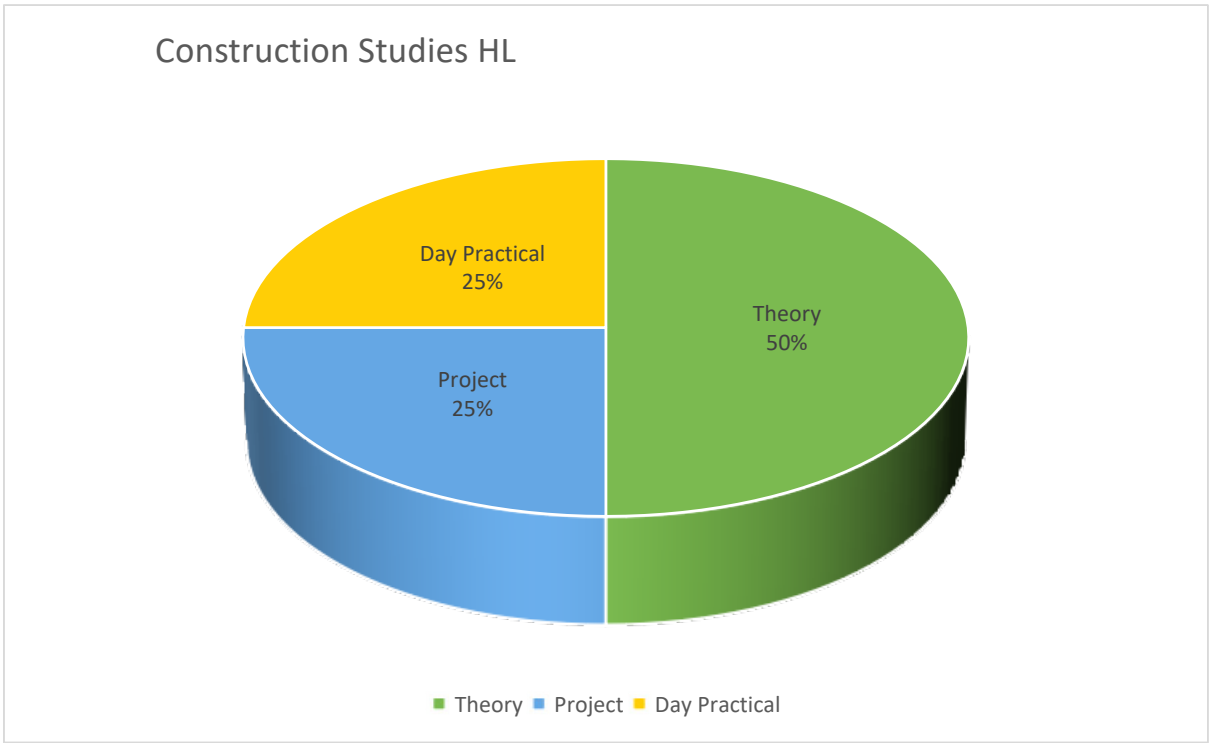
Course overview and Planning Permission

1.2 Course Breakdown

We will learn to:

1. Be familiar with the course break down of marks and course content.
2. Understand the layout of the exam paper for both Higher Level and Ordinary Level.
3. Identify key components of the Construction Studies course.
4. Understand the purpose of Planning Permission and the various types.
5. The application process needed for Planning Permission.
6. Enable students to answer exam questions.

1.2 Course Breakdown



Higher level (300 marks):

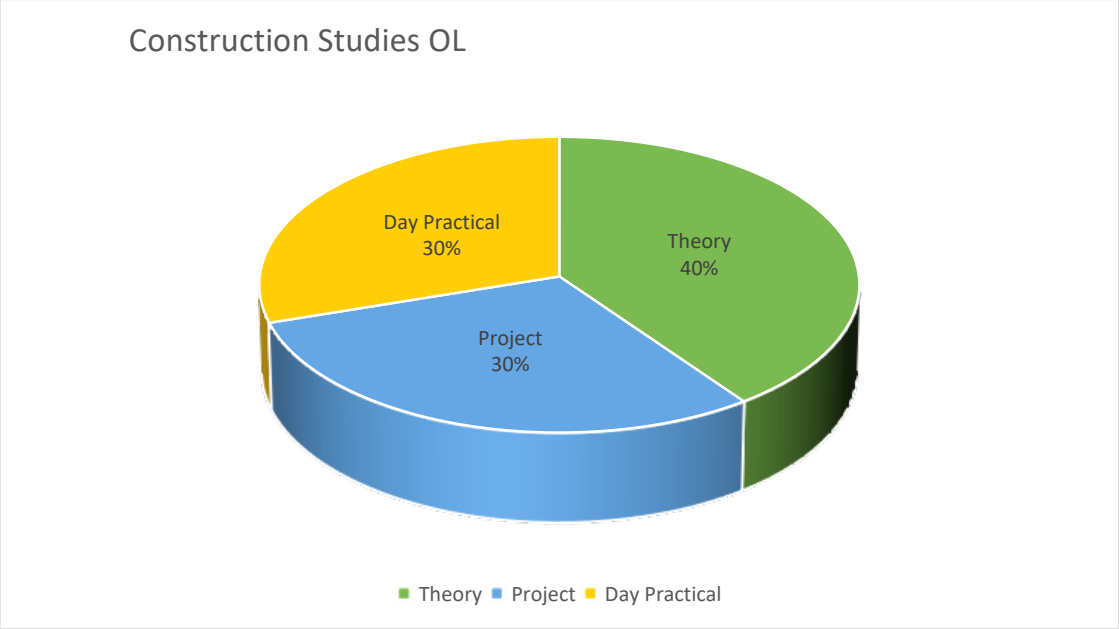
There are eleven questions on the paper - candidates must answer question one and any four other questions.

Q.1. is a compulsory architectural drawing question

Q.5 has always been the 'U-values/ heat & thermal insulation' question

Q.7 is the second architectural drawing question

Q.10 is two questions - the candidate can decide which to attempt.



Ordinary level (200 marks):

There are nine questions on the paper - candidates must answer question one and any three other questions.

Key skills for Day Practical:

The following list outlines many of the key skills that are assessed:

- Joints:
- curves:
- angles:
- holes:
- decorative features:

Remember:

- no glue
- no sandpaper
- no cleaning off, except a light rub with an eraser
- leave all marking out lines & exam number clearly visible on every piece

1.3 Notes Planning Permission

Reasons why Planning Permission is needed:

- It is a legal requirement
- It prevents the development of unsafe buildings
- Informs the public about the development.
- It ensures that buildings are in line with the local council's development plan.

Purpose of Planning Permission:

- Better design in communities
- Maintain the tradition of the area
- Promote Irish Building methods

Reasons why planning permission could be refused:

- Does not comply with the development plan
- The authorities was not consulted
- The structure does not blend in with its environment
- Proper sewage is not available
- Access road is deemed unsuitable

Full Planning Permission:

This is the most common type of planning permission. If this is granted a person or company may build a new development or reconstruct an existing building according to the plans and specification, they have submitted subject to the conditions of the local authority.

Outline Planning Permission:

This is used to establish whether the local authority is likely to agree to the development. The plans are not considered in exact detail. Outline planning does not allow you to build however it gives you a good chance to:

- Understand the intentions of the local authority.
- Whether there will be any issues with heritage, road access, visual impact and the proclamation area.

Retention Planning Permission:

This is applied when an unauthorised development has taken place or when conditions have been adhered to. Disadvantages are:

- If retention is not granted, the build must be deconstructed.
- Applying for retention costs three times as much for the full planning permission application.

Permission consequent to outline Permission:

This follows outline planning permission. This application must be made within three years of outline planning. This application will need exact details, plans and specifications of the development that is going to be constructed.

Documentation needed:

A completed application form.

A copy of the page in the newspaper.

A copy of the site notice.

6 copies of site location map.

6 copies of site layout plan.

6 copies of properly dimensioned plans, elevation and sections to include all dimensions.

Details of septic tank system.

Relevant fee.

Refusal of planning permission:

The application does not comply with the area development plan.

The planning authority was not consulted of the build.

The purposed build does not blend with the existing built and natural environment.

Once-off payments are not permitted at the purposed site.

Proper sewage treatment not available. Site is deemed unsuitable for private sewage treatment facility.

Access road is deemed unsuitable for extra traffic.

Entrance is deemed unsafe.

Developer is not from the local area.

How an bord Pleanála makes decisions

To make sure that all the Board's decisions are fair and impartial, no one person can make decisions about a planning appeal. The minimum number for the Board is three members and if the case is particularly sensitive or complex, all members are normally involved in the decision-making process

An bord Pleanála

The national planning appeals board.

An independent body which was set up by the Government to operate an open and impartial planning appeal system.

Anyone applying for planning permission and anyone who made written submissions or observations to the planning authority on a planning application, can appeal a subsequent planning decision to An Bord Pleanála.

You can only appeal a decision to An Bord Pleanála if you:

Applied to the planning authority for the proposed development. This is called a first-party appeal.
Made a written submission or observation to the planning authority about the proposed development at an earlier stage and you have a copy of the acknowledgment document you received from the local authority. This is called a third-party appeal.

or example, you can appeal:

- All or part of the planning authority's decision about your planning application
- Against a decision to give someone else planning permission. In this case you must have made a written submission or observation to the planning authority on the relevant application.

Oral Hearings

In certain cases, a planning inspector will hold an oral hearing. This may be at the request of a valid appellant, or it may be the decision of the inspector. An oral hearing is generally only held if it will help the inspector to understand a particularly complex case, or if there are significant national or local issues involved.

Local authority development plans

The Board must make sure that all planning decisions stick to principles of proper planning and sustainable development. If they feel that a planning authority has not taken these principles into sufficient consideration, the Board has the authority to go against the provisions of a development plan.

Exempted development is development for which planning permission is not required.
The purpose of exemption is to avoid controls on developments of a minor nature, such as a small extension to a house.

If the particular development exceeds the thresholds/limits listed, the development requires permission.

Garage Extension:

You can build a garage, carport, shed, greenhouse, kennel for domestic pets etc., as long as it does not extend out in front of the building line of the house and does not exceed 4 metres in height, (if it has a tiled or slated pitched roof), or 3 metres (if it has any other roof type).

The floor area limitation for exempted development is 25 square metres.

The structure may not be lived in, used for commercial purposes or for keeping pigs, poultry, pigeons, ponies or horses.

Garages, sheds etc. to the side of the house must match the finish of the house. You cannot reduce the open private space, reserved exclusively for the use of the occupants of the house, at the side or rear of the house below 25 square metres.

Area development plan:

Compiled by some local authority.

Heavily influenced by the NSS.

Usually drawn up to cover periods of 5 or 6 years.

Used to influence planning decisions in that area.

Zones land for specific use such as commercial, residential, agricultural, etc.

The development plan provides guidance on:

Zoning - what land uses are acceptable in different parts of the town

Areas of the town that are sensitive to development

Green belts/ coastal areas/ rural housing control zones

National heritage areas/ special protection areas/ special area of conservation

Buildings to be protected

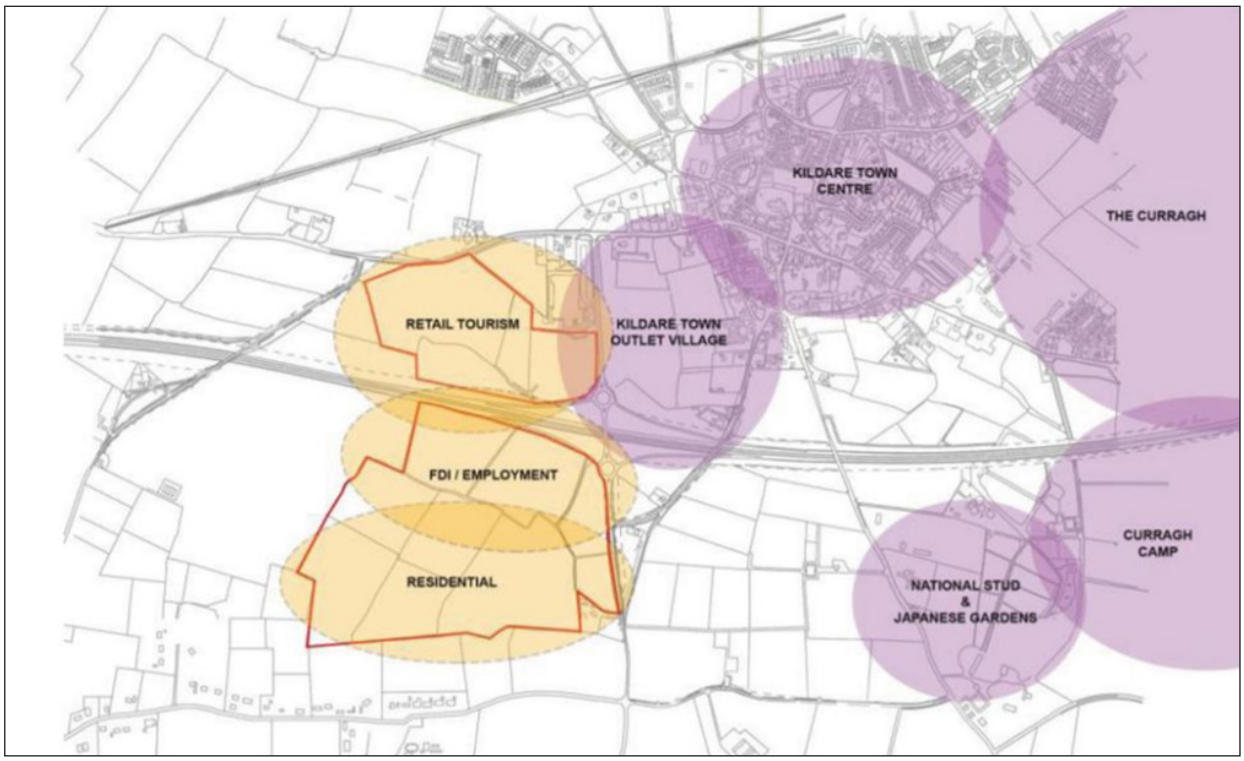
Protected structures (e.g. Ecclesiastical/ fortified buildings)

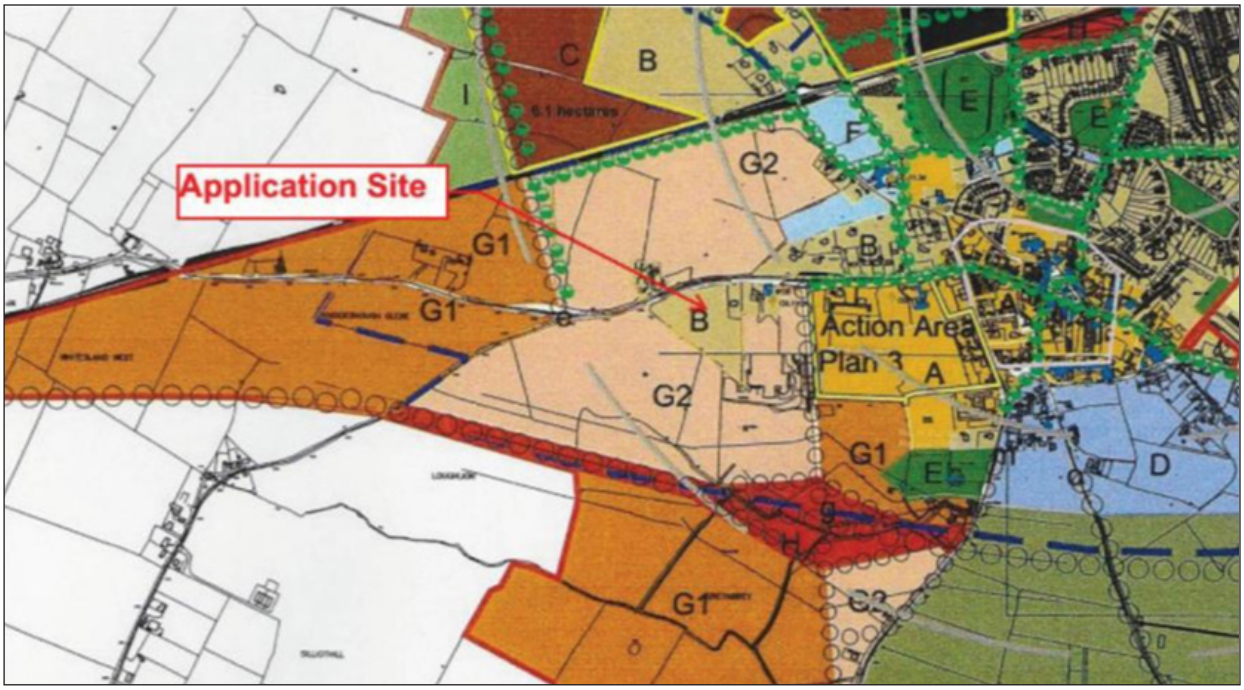
Control of future development

Traffic safety and road improvements

Water supply and sewerage disposal

What types of developments are needed





1.4 Exercise

A homeowner wishes to obtain planning permission to convert an existing garage to a living room, as shown in the accompanying sketch.

a. Discuss two reasons why it is necessary to apply for planning permission to convert the garage to a living room.

b. Outline the information that must be contained in each of the following documents when making a planning application to the planning authority:
   - site location map
   - copy of site notice.

c. Discuss **one** reason why a planning authority might refuse planning permission for the proposed conversion.

Ceist 7 - Part (a)

Planning permission for a living room

Two reasons why it is necessary to apply for planning permission

- This involves a change of use
- The front appearance of the house would be changed
- A new window would be fitted as part of the conversion
- It is a legal requirement when changing the front elevation of a house
- The planning process affords others the opportunity to lodge an objection or make a submission
- The Planning Authority may refuse permission.

Part (b)

Information on the documents is as follows:

Site location map should contain the following information

- Relevant Ordinance Survey Sheet Number
- Direction of North
- Townland where site is located
- Details of features within the vicinity e.g. buildings, crossroads, distances from nearby towns or villages
- Boundaries outlined in red
- Any land which adjoins the site to be developed and owned by the applicant must be outlined in blue
- Wayleaves and right-of-ways to be shown in yellow
- Boundaries must correspond exactly with those on the layout plan
- Location of the site notice/s.

Site notice should contain the following information

- Name and address of applicant
- Type of permission and date of application
- Located as shown in site plan

- A description of the development. It must state if permission is being sought for construction, retention, demolition or alterations.
- Must state if the development is a protected structure
- The notice must state that the application may be inspected or purchased at the offices of the relevant Planning Authority within the period of 5 weeks beginning on the date of receipt of

Part (c)

Reason why a planning authority may refuse planning for the conversion

- The development would change the front elevation of the dwelling house.
- Defective specifications — e.g. floor — ceiling height.
- Windows could overlook neighbour.
- Design out of character with surrounding buildings.
- Existing structure may be substandard.

Any other relevant points.

1.5 Homework Task

a. State **two** reasons why it is necessary to apply for planning permission to erect a dwelling house.

b. Explain what is meant by **outline planning permission** and describe one situation where a person might wish to apply for outline planning permission.

c. Discuss in detail two reasons why a planning authority might refuse to grant planning permission for a dwelling house in the countryside.