STATUTORY INSTRUMENTS.

S.I. No. 344 of 2026

PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000)) (NO. 7) REGULATIONS 2026

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PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000)) (NO. 7) REGULATIONS 2026

WHEREAS I, John Cummins, Minister of State at the Department of Housing, Local Government and Heritage, am of the opinion that development to which the following regulations apply would not offend against principles of proper planning and sustainable development by reason of the nature and limited effect of development belonging to that class on its surroundings; and

WHEREAS a draft of the following regulations has been laid before each House of the Oireachtas and a resolution approving that draft has been passed by each such House;

NOW I, John Cummins, Minister of State at the Department of Housing, Local Government and Heritage, in exercise of the powers conferred on me by subsection (2) of section 4 and section 262 of the Planning and Development Act 2000 (No. 30 of 2000) (as adapted by the Housing, Planning and Local Government (Alteration of Name of Department and Title of Minister) Order 2020 (S.I. No. 408 of 2020)) and by the Housing, Local Government and Heritage (Delegation of Ministerial Functions) Order 2025 (S.I. No. 364 of 2025), hereby make the following regulations:

Citation and commencement

1. (1) These Regulations may be cited as the Planning and Development (Exempted Development (Act of 2000)) (No. 7) Regulations 2026.

(2) The collective citation “Planning and Development Regulations 2001 to 2026” includes these Regulations.

(3) These Regulations shall come into operation on the 27th day of July 2026.

Interpretation

2. In these Regulations, “Principal Regulations” means the Planning and Development Regulations 2001 (S.I. No. 600 of 2001).

Notice of the making of this Statutory Instrument was published in "Iris Oifigiúil" of 17*th July,* 2026.

Amendment of Part 1 of Schedule 2 of the Principal Regulations

3. Part 1 of Schedule 2 of the Principal Regulations is amended by the insertion after Class 1 of:

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CLASS 1B A dormer roof extension and insertion of a dormer window to the side or rear of the house.	1. The internal volume of the development either singularly or in combination with other dormer roof extensions shall not exceed 30 cubic metres. 2. The dormer extension shall be no higher than the roof ridge and there shall be at least 20 centimeters eaves setback.
CLASS 1C The insertion of roof lights on the existing front roof plane of the dwelling.	1. There shall be a maximum of two roof lights on the front roof plane. 2. The roof lights shall not exceed 100 centimetres in length and 90 centimetres in width.

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GIVEN under my hand,
16 July, 2026.

JOHN CUMMINS,
Minister of State at the Department of Housing,
Local Government and Heritage.

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
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