



Mark Stephens
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ADVICE NOTE

No. 4 Demolition of a habitable house

It appears the work you have or about to undertake involves the demolition of a habitable house.

This work without planning permission is unauthorised development and it does not automatically follow that you will get permission to build a replacement.

Currently the cost to apply for planning permission for the demolition of a house is €80

NOTE: A habitable house includes a structure which was last used as a dwelling even if it is now in an unliveable condition. It also includes a building where the last permitted use was as a house, even if it has been in unauthorised use since. A derelict or run down building previously used as a habitable house, is still a habitable house.

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