

45 SQM EXEMPTED HOUSE – BACK GARDEN

MODERN 2 BEDROOM HOME WITH A PITCHED ROOF



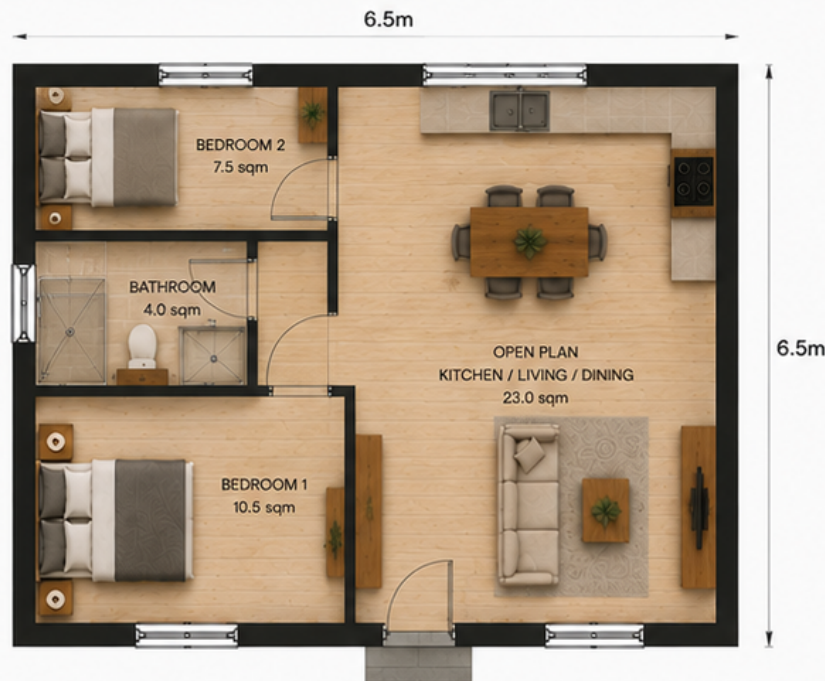
KEY DETAILS – 45 SQM EXEMPTED DEVELOPMENT

- Maximum Floor Area: 45 sqm
- Single storey, maximum height 4m
- Located to rear of existing dwelling
- Min. 1m from side and rear boundaries
- Not to be used as a rental unit
- Private open space provided
- Exempt from planning permission (Subject to conditions)

ACCOMMODATION

Open Plan Kitchen / Living / Dining	23.0 sqm
Bedroom 1	10.5 sqm
Bedroom 2	7.5 sqm
Bathroom	4.0 sqm

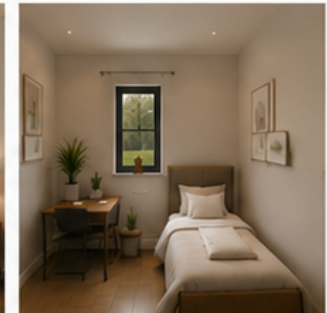
TOTAL FLOOR AREA: 45.0 SQM



OPEN PLAN
KITCHEN / LIVING / DINING



BEDROOM 1



BEDROOM 2



BATHROOM

Martin Kelly Planning
House Design & Extension Plans
Tel: 085 7255182
e: info@martinkellyplanning.ie

NOTE:
This layout is for illustrative purposes only.
All dimensions are approximate and subject to site
conditions and design development.

