

# 45 SQM EXEMPTED HOUSE – BACK GARDEN

MODERN 1 BEDROOM HOME WITH OFFICE AND A PITCHED ROOF



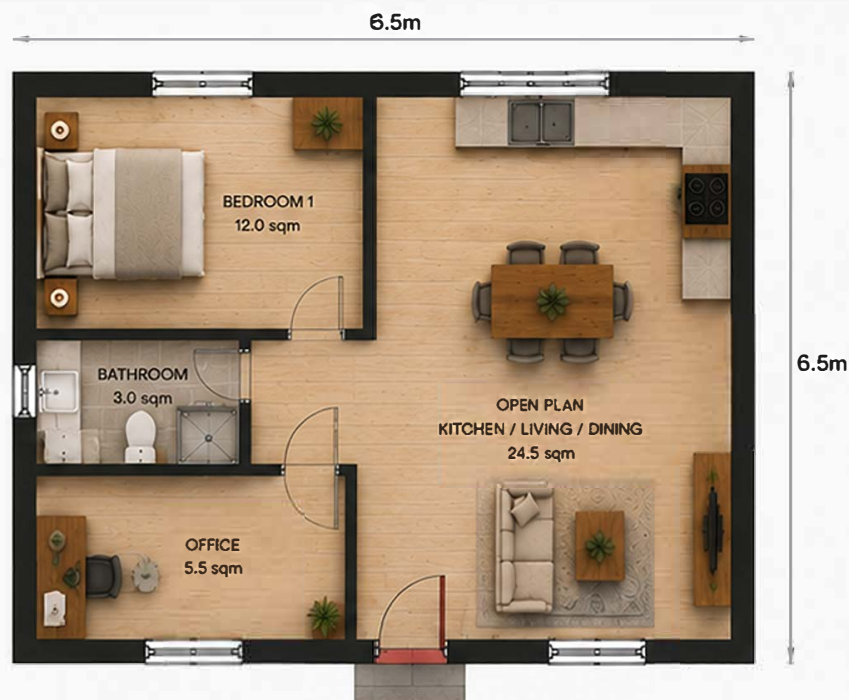
## KEY DETAILS – 45 SQM EXEMPTED DEVELOPMENT

- 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 | 24.5 sqm |
| Bedroom 1                           | 12.0 sqm |
| Office                              | 5.5 sqm  |
| Bathroom                            | 3.0 sqm  |

**TOTAL FLOOR AREA: 45.0 SQM**



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

