

45 SQM EXEMPTED HOUSE – BACK GARDEN

MODERN 1 BEDROOM HOME WITH A FLAT ROOF & FULL GLAZING



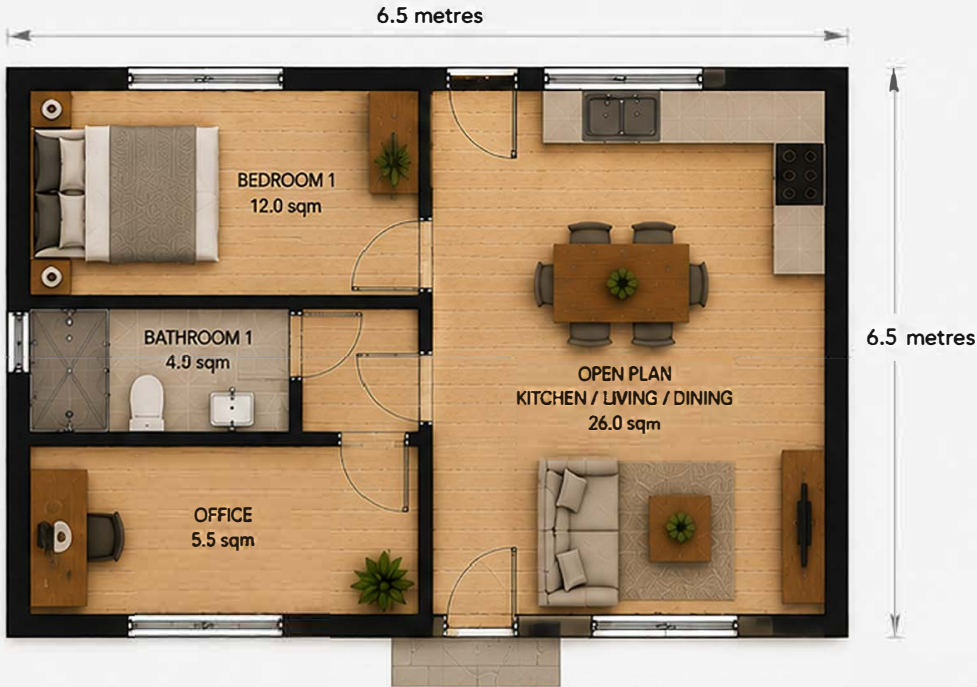
KEY DETAILS – 45 SQM EXEMPTED DEVELOPMENT

- 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	26.0 sqm
Bedroom 1	12.0 sqm
Bathroom	4.5 sqm

TOTAL FLOOR AREA: 45.0 SQM



Martin Kelly Planning

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



OPEN PLAN
KITCHEN / LIVING / DINING



BEDROOM 1



BATHROOM

NOTE:
This is an exempted development under current planning guidelines.
Subject to site conditions and compliance with local authority requirements.