

PROPOSED 45SQM HOUSE IN BACK GARDEN

EXEMPTED DEVELOPMENT ON 0.6 ACRE SITE

SITE PLAN
1:250

- 1 Existing House
- 2 Proposed 45sqm House In Garden
- 3 Driveway / Access
- 4 Existing Shed
- 5 Private Garden (Existing House)
- 6 Private Garden (Proposed House)
- 7 Boundary Fencing (min. 1m from boundaries)

DESIGN APPROACH

The proposed 45sqm dwelling is discreetly located in the rear garden to maximise privacy, sunlight and amenity for both properties. The design is contemporary, low maintenance and complements the character of the existing home while providing a high quality, independent living space.

This layout is for indicative purposes only and not a legal or planning drawing. Dimensions in millimetres. All measurements and boundaries to be confirmed by survey.

- SITE INFORMATION**

 - Site Area: approx. 0.6 acre (0.24 ha)
 - Existing Use: Single residential dwelling
 - Proposed Use: Garden house (45sqm)
 - Access: Existing entrance and driveway
 - Parking: Space available within site
 - Boundaries: Fenced / hedged



WASTEWATER (IMPORTANT)

If your property has a **septic tank** and percolation area, an assessment will be required to confirm it can accommodate a second dwelling.

You may need:

- Upgraded septic tank
- Larger percolation area
- Engineering assessment & certification

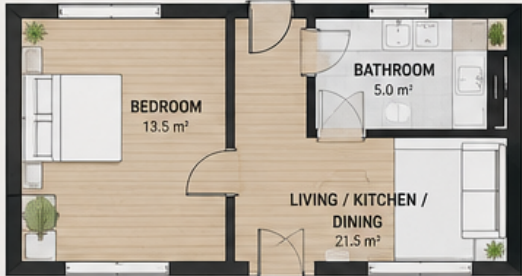
Must comply with EPA Code of Practice (2021) for Domestic Wastewater.

LEGEND

- Site Boundary
- Existing Structures
- Proposed 45sqm House
- Shed / Outbuilding
- Min. 1m Setback
- Access / Driveway

PROPOSED 45SQM HOUSE

MODERN | PRIVATE | SUSTAINABLE



FLOOR PLAN – 45SQM

- 45SQM HOUSE – EXEMPTED DEVELOPMENT RULES (DRAFT)**



1. MAXIMUM SIZE
The garden house must not exceed 45sqm gross internal floor area.



2. WITHIN CURTILAGE
Must be within the curtilage of an existing house.



3. HEIGHT LIMIT
Maximum height not more than 4.5m above ground level (to ridge for pitched roof, to parapet for flat roof).



4. SETBACKS
Minimum 1 metre from any side and rear boundary. (Front boundary not applicable as it is to the rear garden).



5. PRIVATE OPEN SPACE
Adequate private open space must be retained for both the existing house and the new garden house.



6. ONE UNIT ONLY
Only one garden house permitted per site.



7. OCCUPANCY
The garden house can be occupied by family members or to let (subject to any future renting conditions).



8. BUILDING REGULATIONS
Must comply with Building Regulations (structure, fire safety, energy efficiency, ventilation, etc.).



9. SERVICES
Must have access to adequate water supply and wastewater treatment to EPA standards.



10. ACCESS & PARKING
Must have safe access to the public road. Parking to be maintained within the site.