

EXISTING SITE PLAN

ORIGINAL USEABLE GARDEN AREA IS THE PRIVATE SPACE AVAILABLE TO A DWELLING BEFORE THE ERECTION OF ANY EXTENSIONS, GARAGES, ETC.

A MINIMUM OF 66% OF THE ORIGINAL USEABLE PRIVATE GARDEN SPACE SHOULD BE RETAINED IN ALL HOUSE PLOTS AFTER EXTENSIONS, GARAGES AND OUTBUILDINGS, ETC HAVE BEEN BUILT TO AVOID OVER DEVELOPMENT OF THE SITE.

ORIGINAL GARDEN AREA = 230.7m<sup>2</sup>

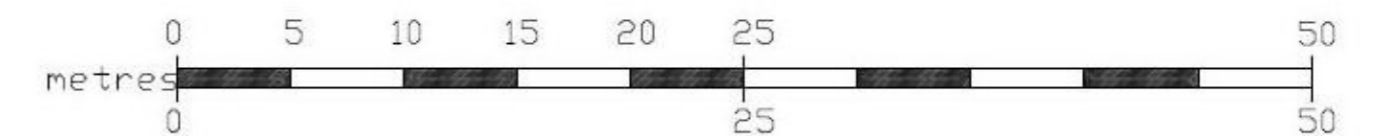
66% OF ORIGINAL GARDEN TO BE RETAINED = 152.3m<sup>2</sup>

34% OF GARDEN CAN BE DEVELOPED = **78.4m<sup>2</sup>**

AREA OF GARDEN ALREADY DEVELOPED (SHOWN IN PURPLE) =  
 CONSERVATORY 9.5m<sup>2</sup> + STORE 2.8m<sup>2</sup> + GARAGE 13.5m<sup>2</sup> = 25.8m<sup>2</sup>

**THEREFORE, AREA OF GARDEN THAT CAN BE DEVELOPED =  
 78.4m<sup>2</sup> - 25.8m<sup>2</sup> = 52.6m<sup>2</sup>**

KEY  
 --- BOUNDARY LINE  
 --- USEABLE AREA



REV A 25.02.21 - AMENDED IN LINE WITH PRE-APP COMMENTS			
location 45 VICTORIA PARK DRIVE NORTH		drawing title EXISTING SITE PLAN	
client PHILIP DUNNE		date 24/08/20	scale 1:100 @ A3
project EXTENSION & ALTERATIONS		drawing no. 03A	

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