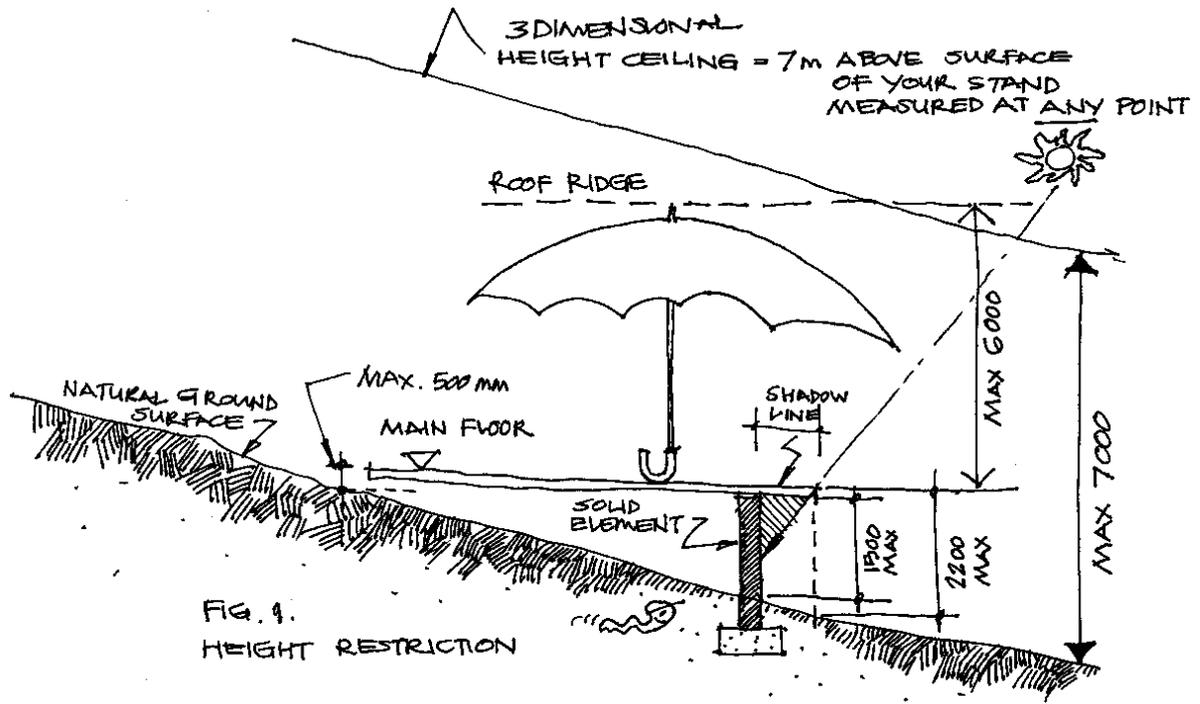




GUIDELINE GOVERNING MAXIMUM HEIGHT

- The information below shall act as a guideline and does not replace the discretion of the Control Architect. It may further evolve in time.
 - As a general approach every effort shall be made to reduce building height so as to reduce the visual impact of the proposed building(s).
 - In particularly exposed positions (high visibility from surrounding areas) more stringent height restrictions may be imposed.
 - Loft rooms in roof spaces are allowed for additional sleeping area. NO large viewing windows are allowed. A loft is NOT a second storey and will not be allowed if intended as such.
1. The TOTAL vertical measurement of any part of the proposed building(s) shall not exceed 7m above the surface of the terrain, measured at any point on the footprint of the building.
 - The maximum height plane (HEIGHT CEILING) can be illustrated by a placing copy of the terrain surface (as a moulded sheet) at 7m above the natural ground surface.
 2. The maximum height of the ridge of a pitched roof is 6,0m, measured from the lowest floor level of the building. If the floor is stepped, measurement is taken from the LOWEST floor level.
 3. Where buildings are placed on sloping terrain, the vertical distance between the top of the main floor of the building and the natural ground level shall not exceed 2.2m.
 4. The 2.2m and 6m height restriction indicate the maximum for each specific building part for which it is applicable (2,2m for floor-to-NGL, and 6,0m for floor-to-ridge) and must NOT be construed to be cumulative.
 5. Where buildings are placed on a sloping terrain the maximum height of a solid wall element positioned on the furthest extent of the floor level, shall not exceed 1.5m. If the height of the floor level exceeds 1.5m (to a maximum of 2.2m) the floor must overhang the external face of the floor sufficiently to create a shadow line.



Approved by Board 5 December 2015