
Fra: Tore Johan Erstad
Sendt: tirsdag 9. januar 2018 09.39
Til: 'Katarzyna Lewandowska-Sygnowska'
Emne: SV: Gbnr 49/11 - Question about garage

Hi,

The garage itself seems to be of a size that normally one can build on a residential property without sending an application to 'kommunen'. However, the placing of the garage close to the border line to GBNR 49/11 and to a building on that property, makes me want to recommend that you discuss this project with your neighbour – and get their consent – before you build the garage.

The law ([SAK10 § 4-1 bokstav a](#)) has the following terms to build garage without application:

“Frittliggende bygning på bebygd eiendom som ikke skal brukes til beboelse, og som verken har et samlet bruksareal (BRA) eller bebygd areal (BYA) på over 50 m². Mønehøyden skal ikke være over 4,0 m og gesimshøyde ikke over 3,0 m. Høyde måles i forhold til ferdig planert terrengs gjennomsnittsnivå rundt bygningen. Bygningen kan oppføres i én etasje og kan ikke underbygges med kjeller. Tiltaket kan plasseres inntil 1,0 m fra nabogrense og annen bygning på eiendommen. Bygningen må ikke plasseres over ledninger i grunnen.»

You yourselves are responsible to make sure the terms apply in your case.

When it comes to 'plangrunnlaget', the property is located in a “yellow” area of the map (residential area) in kommuneplanen sin arealdel (KPA). That means a small garage like those referred to in SAK10 § 4-1(a), can be built on properties with existing houses within 30-%BYA. It is your own responsibility to check that these terms are met in your case.

As I mentioned in my last email, the size of your property is relatively small ('matrikkelen' stipulates it to 389 m², but the borders have been marked as uncertain), which means 30-%BYA amounts to 117 m². I can see from photos in our database that there has been built an addition to the house (veranda/porch) that I don't know is built on the ground (less than 50 cm above the terrain) or above ground (more than 50 cm over the terrain). If it is less than 50 cm then the porch does not affect the 'utnyttelsesgrad' (%BYA) of the property.

If the terms mentioned above are not met in your project, than you have to apply to Meland kommune for a permit to build the garage.

On the basis of this information I hope you can make a decision about the ned to apply for building permit or not.

You can call me on my number 56 17 11 69 if you have further questions.

Kind Regards
Tore Johan Erstad
Juridisk Rådgivar
E-post: Tore.Johan.Erstad@meland.kommune.no

Fra: Katarzyna Lewandowska-Sygnowska [<mailto:kasia.lewsyg94@outlook.com>]

Sendt: mandag 8. januar 2018 23.19

Til: Tore Johan Erstad

Emne: Re: Gbnr 49/11 - Question about garage

Hello !

We made the garage project ourselves. Do you think it looks okay ?

Regards ,
Katarzyna and Daniel Sygnowski



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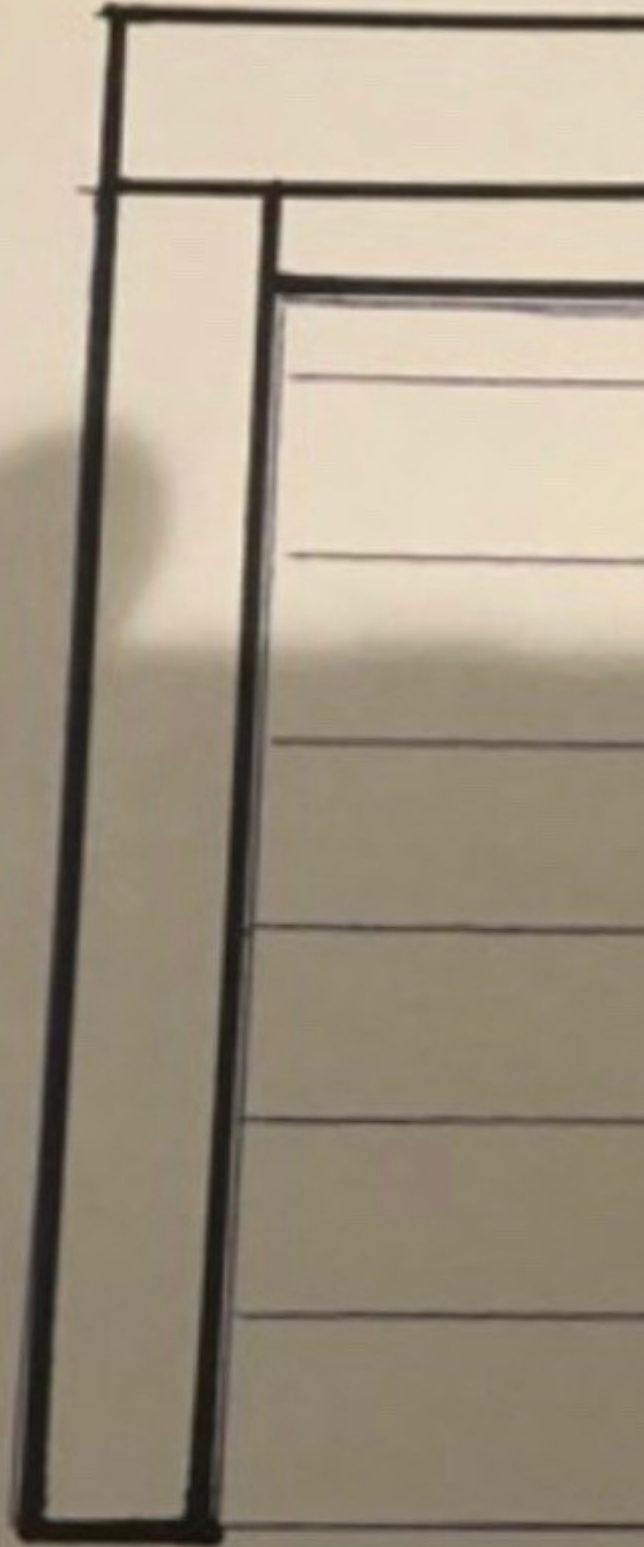
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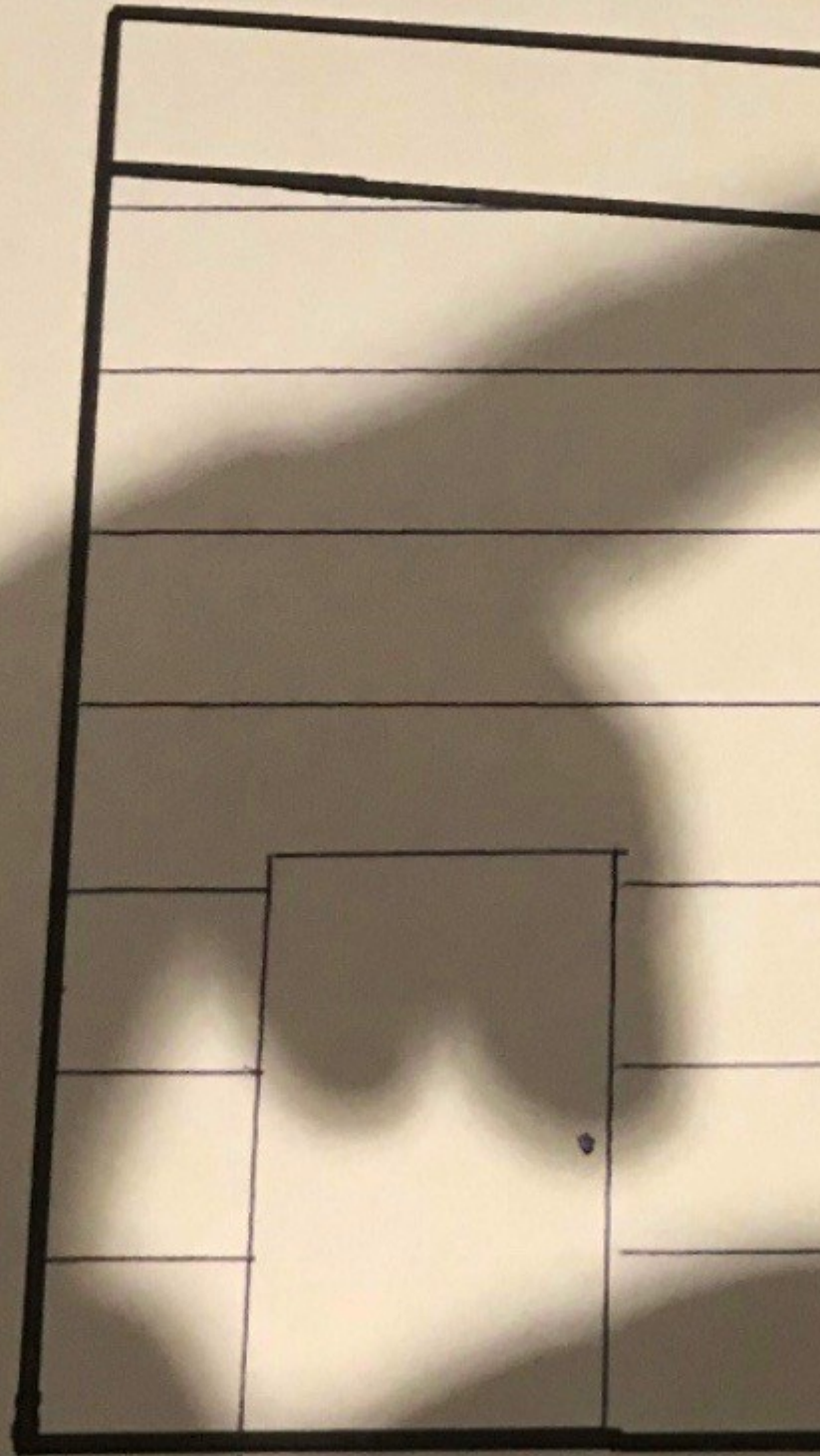
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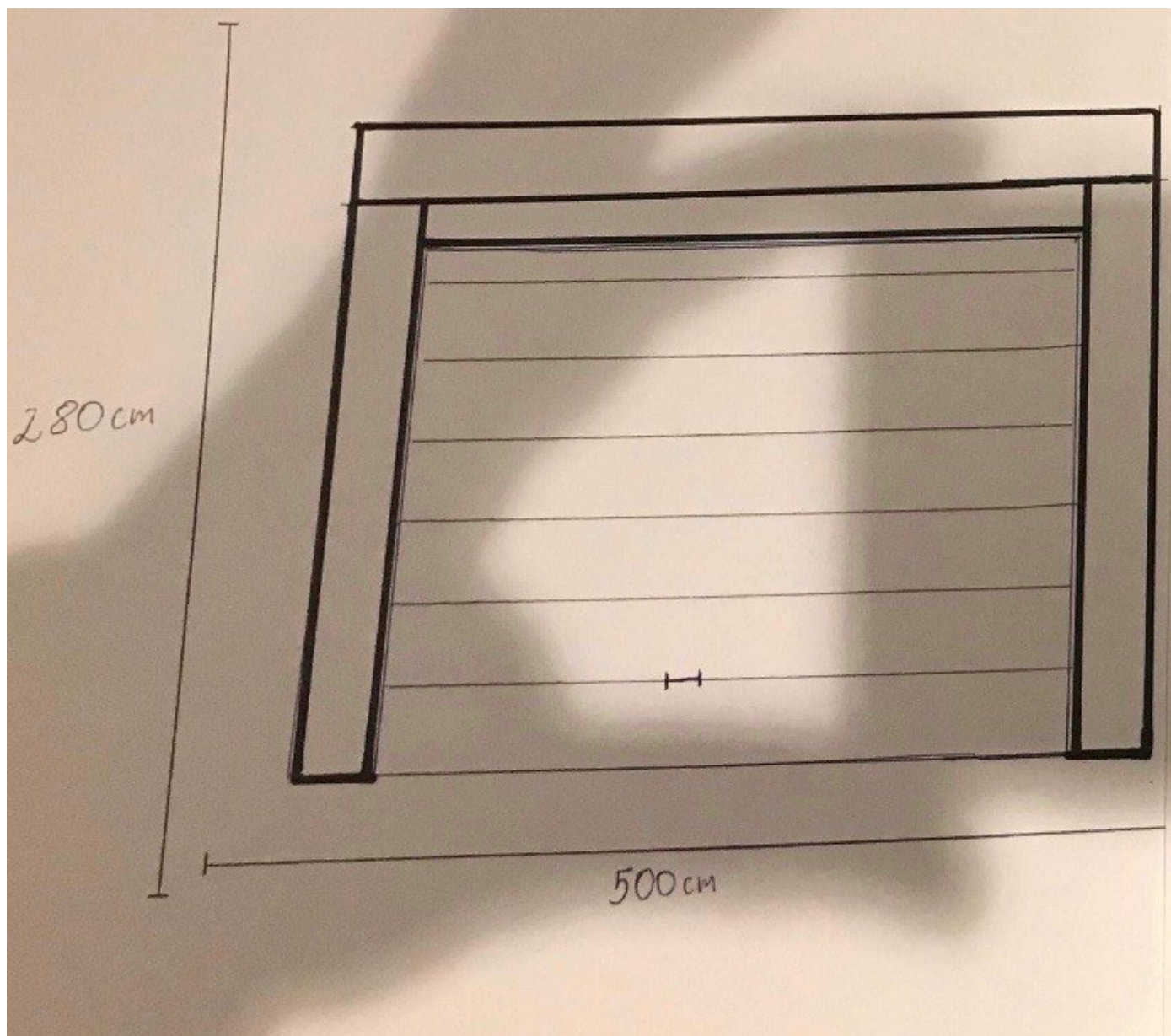


280 cm



280cm





Wiadomość napisana przez Tore Johan Erstad <Tore.Johan.Erstad@meland.kommune.no>
w dniu 15.12.2017, o godz. 15:40: