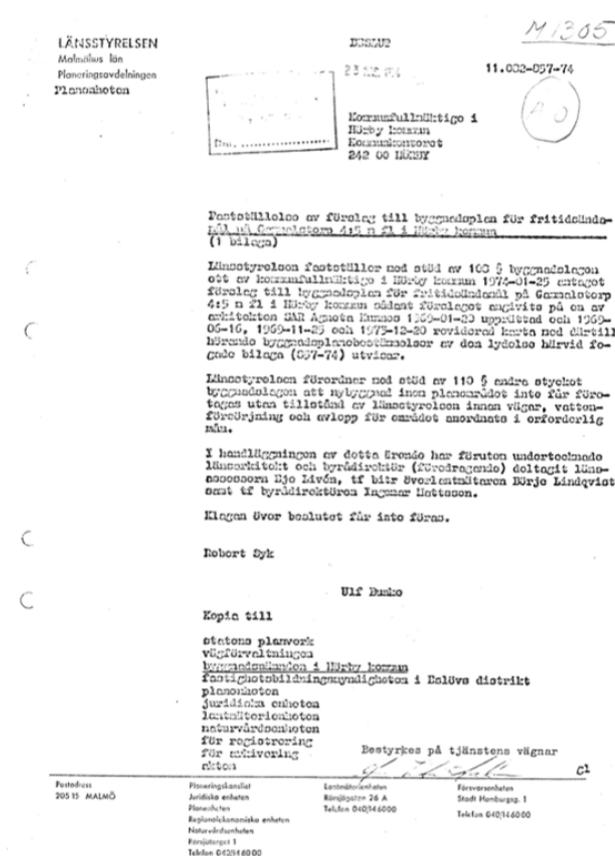


Detail plan (Local plan)

[Den svenske lokalplan for området er her oversat til engelsk]



Detail plan for Gammalstorp fritidsby, Hörby Municipality

(Excerpts: Text appearing in [] are the translator's clarifications and comments)

Created 20/11/1990. Revised 2/11/1992.

Signed by Björn Bäckström.

Accepted 20/02/1992.

Building Board.

Signed by Tommy Hall.

Force of law 03/18/1992,

BN archive nr Ä 14

1. Plan description

Documents: The plan proposal consists of [1] this description, [2] provisions ... [3] local plan map.

The plan purpose: The plan has emerged in order to allow the building of somewhat larger (leisure)

homes.

Plan Data: The local plan covers the entire plan area called Gammalstorp 4:5, which was authorised by 'Länstyrelsen' 25/03/1974. The area is linked to Gammalstorp village northeast of Äspinge.

Former positions: In the overall plan for Hörby, the area is devoted to leisure buildings [This has the advantage that there are fewer rules and requirements related to construction, but you can still construct and inhabit an all-year round house. There is not the sharp division between leisure and all-year living, as for instance in Denmark].

BYGGNADSRÄTTSHANDLINGSBESKRIVNING

**1 5
BYGGNADSRÄTTSHANDLINGSBESKRIVNING**

Byggnadsområden

Med B betecknat område får användas endast för bostadsändamål (stadsbetsbyggnad).

**2 5
HANT SOM KUNDE FÅR BEBYGGAS**

Med punktprickning betecknat mark får inte bebyggas.

**3 5
BYGGNADSMETOD**

Med F betecknat område får bebyggas endast med hus, som upptäcker fristående.

**4 5
BYGGNADSLÖSNING**

Med 1 på med F betecknat område skall huvudbyggnad upptäcka på ett avstånd av minst 6 m från fastighetens gränser.

Med 2 på med F betecknat område får uthus, garage eller carport över bärgade fastigheter intill gräns mot annan fastighet eller på mindre avstånd än 6 m från sådan gräns under förutsättning att grannfastighetens ägare godkänner detta.

**5 5
DEL AV BYGGNADENS SOM FÅR BEBYGGAS OCH ANTRAS BYGGNADENS PÅ BYGGPLAN**

Med 1 av text, som omfattar del av F betecknat område, får högst 70 kvadratmeter bebyggas.

Med 2 av text, som omfattar del av F betecknat område får endast en huvudbyggnad och ett uthus eller annan gårdbyggnad upptäcka.

Med 3 på med F betecknat område får huvudbyggnad inte upptäcka mer än en bostadsenhet, i gårdbyggnad får bostad inte upptäcka.

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Assumptions and changes: The current plan limits the total area allowed for building to 70 sqm. A modern house is now often more than 70 square meters, and further there is the wish to build an outhouse and open shed over the car. The plots are regularly large. Terrain and vegetation are such that buildings do not in any way dominate the landscape. The plan proposal implies that the built-up area for residential housing is maximized to 100 sqm and that an outhouse can be constructed up to a maximum of 40 sqm. The area's character with homes in forest terrain should be maintained. Construction of new houses must be designed and located so that the forests continue to dominate. The evaluation of documents for building permit (bygglovshandlingar) should normally be based on the rules that apply to second homes.

2. Construction Plan

Construction Plan Requirements.

Lenstyrelsen, Malmöhus, Planning Unit. Resolution March 25, 1974. Annex 857-74.

§ 1 The use of the Building Plan area. Settlement Areas. Fields marked with B [on the map] may only be used for residential purposes (recreation building).

§ 2 Land which must not be built on. Land which is marked with dots must not be developed.

§ 3 Construction Method. Areas marked with F must only be developed with detached houses.

§ 4 Building location.

Article 1: In areas designated by F, the main building must be constructed at least six meters away from property boundaries.

Article 2: In areas designated by R, outhouse, garage or carport may be placed until the boundary against other property or at a distance less than 6 meters from such boundary, if the owner of the adjoining property agrees to this.

§ 5 Proportion of land that may be built on and the number of buildings on the site

Article 1: Building sites, which include BF designated area, must not exceed 70 sqm built on [this has been increased to 100 sqm, as above indicated in the plan description.]

Article 2: On building sites, on a BF designated area, only a main building and an outhouse or other farm building may be constructed [40kvm]. [Also a house of 24 sqm and one of 15 sqm can be

6 §
VÄNDRINGSOMRÅDE

Par 1 P4 med I betecknat område får byggnad uppföras med högst en våning.

Par 2 P4 med n betecknat område får vind inte anordnas utöver det våningstal, som gäller för området.

7 §
FÖRHINDRAN MOT IN- OCH UTGÅNG

Påll väg eller annan allmän plats, vare gränslinjer markerade med fyllda triangelar, får ingå in- och utgång från angivna fastighet inte anordnas.

8 §
STORLEK PÅ TOMTPLATS

Ensk med B7 betecknat område får tomtplats inte understiga 1 000 kv. m.

constructed without applying for building permission. Thus in total, it is allowed to build $100 + 40 + 25 + 15 \text{ sqm} = 180 \text{ sqm}$].

Article 3: At a site in the BF designated area, the main building must not contain more than one apartment. The farm building or outhouse must not be used for habitation. [In the existing houses in Gammalstorp some people have furnished rooms in the outhouse building].

§ 6 Floor Number

Article 1: In the area designated I, the buildings must not be constructed with more than one floor.

Article 2: In the area designated by n, the attic must not arranged in excess of the number of floors, in force for the area [On the map of Orrvägen, Tjädevägen and Ormvråksvägen

there are no areas designated by n. This means that one can have some 60 sqm extra in the attic, so the total number of square meters are $180 + 60 = 240 \text{ sqm}$, according to the letters of the law]

§ 7 Prohibition of entry and exit

To a road or other public place where border lines are marked with filled triangles, drive entrance and exit from the adjacent property must not be arranged.

§ 8 The basic sizes

Within BF designated area the building sites must not be less than 1,000 sqm.

[3] Local Plan maps