

45m² One-Bedroom Garden Home Guide

Sample layout, estimated project costs and an initial planning exemption checklist. This guide accompanies our complete Modular Garden Home Brochure.



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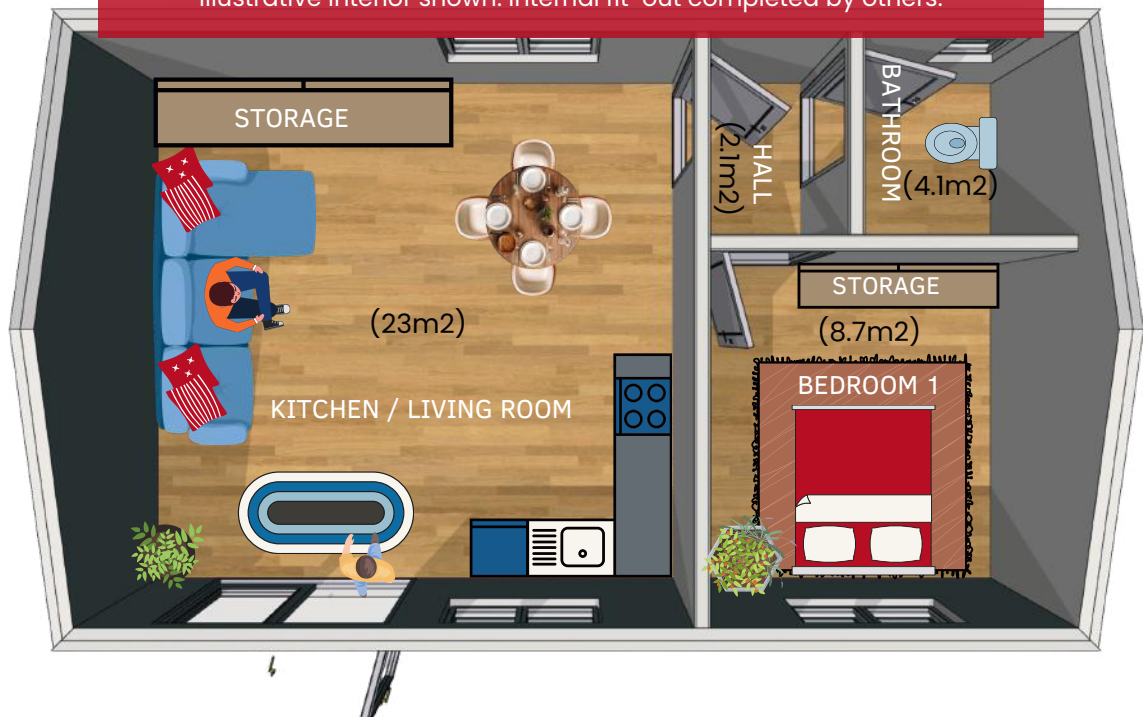
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45m² One-Bedroom Garden Home

A Clear Starting Point for Independent Living

Creating comfortable, independent accommodation close to home can feel complicated. Our one-bedroom garden home gives you a clear, practical starting point, with a well-planned layout, transparent pricing and the confidence of working with an experienced, certified Irish manufacturer.

Sample One-Bedroom Garden Home Layout
Illustrative interior shown. Internal fit-out completed by others.



SHANETTE STRUCTURE STARTING FROM €33,900 including VAT

A Comfortable One-Bedroom Layout

A practical one-bedroom layout that makes the most of the available space, with an open-plan kitchen and living area, separate bedroom, bathroom, hallway and storage.

Sample external dimensions: 9.2m × 5m
Eaves height: 2.6m

What Shanette Supplies

- 80mm insulated flat wall panels
- 80mm KS1000 LP insulated roof
- Windows and doors as shown
- Steelwork for the internal walls
- Steel ceiling structure above the bedroom / WC

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Manufactured in Ireland under certified quality, health and safety, and structural steel manufacturing systems. Shanette holds ISO 9001:2015, ISO 45001:2018 and EN 1090 certification. The Shanette Steel Frames Building System is covered by NSAI Agrément Certificate No. 22/0432.

**The concrete base, internal wall slabbing, interior fit-out and services are completed by others.
We can recommend an independent contractor for the base and fit-out if required.**

Prices shown are starting prices, include VAT and exclude BCAR-related costs. Prices may vary depending on the final size, layout, finishes and specification selected. All details are provided for guidance and are subject to change.

Estimated Complete Project Budget

To help you understand the potential overall investment, we have combined Shanette's starting structure price with sample estimates from independent contractors we work with.

Amount Excluding VAT

Estimate for Internal Walls & Finishes from CK Interiors

€17,600.00

- 15mm plasterboard and 100mm additional insulation
- Airtightness detailing to windows, external walls and ceilings
- Taped and jointed finish with white mist coat
- 8mm laminate flooring with underlay and moisture barrier
- Skirting, shaker doors and architraves

Kitchen

€6,500.00

Kitchen supplied and fitted, this will consist of 6 base units plus 4 top level units and allow for free-standing fridge, items included are drawers 3 no, draining single bowl sink, single oven, electric hob, extractor and free standing fridge freezer 60/40 style. Kitchen price is €5,000 and with appliances €6,500

Plumbing and Bathroom

€8,800.00

The estimate includes an under-sink water heater and water connections within the kitchen and bathroom. It also includes the supply and fitting of a bathroom with non-slip floor tiles, tiling to the shower area, a quadrant shower tray and enclosure, vanity unit and back-to-wall toilet.

Electrical

€8,000.00

The electrical estimate includes the supply and fitting of a fuse board, sockets, switches, downlights, three wall-mounted heaters, a bathroom towel rail, extractor fan and an electrical connection for the shower. Any external service connections should be confirmed separately with the contractor.



Subtotal: €40,900.00

Plus VAT 13.5%: €5,521.50

Estimated Complete Interior Budget: €46,421.50

Estimated Complete Project Budget for a 45m² One-Bedroom Garden Home

Incl VAT

Shanette 9.2m × 5m insulated modular garden home structure

€33,900.00

Interior fit-out by CK Interiors Ireland Limited:

€46,421.50

BoMag 9.2m x 5m insulated overhang concrete base

€7,377.50

Estimate concrete base cost includes VAT at 13.5%. Final cost is subject to ground conditions. Pipework and service connections are additional.

Estimated Complete Project Budget including VAT

€87,700.00

Figures are provided for budgeting guidance only. Third-party works are contracted separately and do not form part of Shanette's quotation. Final costs will depend on site conditions, specification and service requirements. Professional design, planning verification, building-control compliance, certification, inspections, service connections, drainage, wastewater works and other site-specific requirements are excluded unless expressly included in writing. Relevant structural documentation and ancillary certificates relating to Shanette's contracted works can be provided at an additional cost where agreed.

Could Your Property Meet the Initial Criteria?

From 27 July 2026, certain detached garden homes may qualify as exempted development if all applicable conditions are met. This checklist provides general guidance only. Shanette does not assess or confirm whether a property or proposed development qualifies as exempted development.

Your property

- The garden home will be located in the rear garden of the home you own and use as your sole or main residence.
- The principal house has not been subdivided into separate homes.
- At least 25m² of private garden space will remain after construction.

Size and position

- The garden home will be a permanent detached structure measuring between 32m² and 45m².
- The proposed home and relevant existing garden structures will not exceed a combined area of 45m².
- Its overall height will not exceed 4 metres with a tiled or slated pitched roof, or 3 metres with any other roof type.
- The structure will be at least 0.6 metres from any wall or party boundary. Proposed windows will also be at least 0.6 metres from the boundary they face.

Access, services and use

- Independent pedestrian and/or wheelchair access can be provided within the property without creating a new entrance onto a road.
- Water, wastewater and other utilities can be connected through the principal property.
- Where an on-site wastewater system is used, it has sufficient capacity and the proposed home will not affect the approved percolation area.
- The garden home will remain connected to the principal house. It will not be sold separately or used for short-term letting.

Before work begins

- The relevant planning authority will be notified at least 14 days before work begins.
- All applicable Building Regulations and Building Control Regulations will be met.
- The development will be commenced and completed within the applicable exemption period, currently ending on 31 December 2030.

Important information <https://www.irishstatutebook.ie/eli/2026/si/340/made/en/pdf>
Planning eligibility, building-control compliance and intended use are the responsibility of the customer and their appointed professionals. Independent professional advice should be obtained before ordering or commencing work.