

Calculation for side extension by Volume.

$5.8 \times 6.3 = 36.54 \times 5.6 \text{ H.} = 204.62$
 $1.8 \times 5.8 = \quad \times 3.8 \text{ H.} = 30.67$
Roof volume
 $6.3 \times 2.0 \times 1.8 = 22.68$
 $3.8 \times 6.3 \times 1.8 = 40.09 \text{ divided by } 2 = 21.55$
Conservatory
 $3.3 \times 2 \times 2.7 \text{ H} = 17.82$
bay windows = 5.88M³
Total volume = 303.21 M³

Therefore 33% of existing volume = 100.06 M³

Side extension.

$2.4 \times 7.2 \times 5.2 = 89.85$
 $1.4 \times 2.0 \times 7.2 = 20.19 \text{ divided by } 2 = 10.08 \text{ volume proposed} = 99.93 \text{M}^3$

This confirms that the side extension represents less than 33% of the existing.

The rear 2.925 extension is single storey, is less than 3M 'Permitted Development' and is contained behind the existing building and is under PD, because it is ancillary to the use of an existing residential unit. It in essence only extends 1.08M beyond that which exists.

It is also noted that the existing garage (volume not inc. in above calc) will be demolished.

The neighbour No 851 Has already, and very recently built right across the frontage and up to and including the site boundary. They have no access to the rear and bins and garden waste must leave the premises through the property.

We have not built to the boundary but left an access to the rear garden and placed bins to the rear so as to assist with a tidy street frontage.

It is further noted that 849 & 851 have both been allowed to fully extend their builds to cover the view behind.

We therefore state that a precedent for build, such as this gable extension, has been allowed by Bury Council.

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