

Bank Top Farm
Moorbottom Road
Holcombe.

Green Belt Statement

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

The extension or alteration of a building is permissible provided that it does not result in disproportionate additions over and above the size of the original building and does not have a greater impact on the openness of the Green Belt than the existing development.

The proposed development is to construct a single storey extension to infill an inset situated at the front of the existing property, the extension in the main will be kept in line with the existing building line. The proposed balcony will overhang the main wall to provide shading to the ground floor windows.

The construction of the extension is to match the existing building and stone walling throughout, it is also proposed to provide small dormer windows over the existing bedroom windows in order to provide more daylight into the first floor rooms.

The existing building volume is 1,418.626 cub/m³

The proposed extension volume is 135.482 cub/m³ the two larger dormers are 6.089 cub/m³ each and the smaller dormer is 2.014 cub/m³.

Total proposed extensions by volume = **149.674 cub/m³**.

33% of the existing building is 468.146 cub/m³

The proposed extension is well within the 33% rule for extensions within green belt, as this is only a small addition to the existing isolated property it will not have any adverse effect on the openness of the green belt.