

Summary of Volume Calculations

$$\begin{aligned} & \bullet \text{ Original as built dwelling} &= \frac{\quad}{344} \text{ m}^3 \\ & \bullet 1 - \text{ AS built det'ed building} &= 87 \text{ m}^3 \end{aligned}$$

$$\text{Combined total of Original} = \frac{431 \text{ m}^3}{\quad}$$

$$\therefore 431 \text{ m}^3 \times 1/3 / 33\% = \frac{144 \text{ m}^3}{\quad}$$

Volume of existing / proposed extensions m^3 .

$$\begin{aligned} & \bullet \text{ Front extension to house} &= 83 \text{ m}^3 \\ & \bullet \text{ Side extension to house} &= 141 \text{ m}^3 \\ & \bullet \text{ Rear conservatory ext'n} &= 34 \text{ m}^3 \\ & \bullet \text{ Proposed Det garage to side} &= 68 \text{ m}^3 \\ & \text{total volume of extensions} &= \frac{326}{\quad} \text{ m}^3 \end{aligned}$$

$\therefore$ Volume of existing / proposed extensions exceeds the $1/3 / 33\%$ allowance for properties in the green belt so please refer to attached statement to demonstrate very special circumstances in accordance with the NPPF Para 143.154.c.

- Planning Statement to accompany Householder Planning" App No 71632 for a proposed detached domestic garage to replace an existing "dilapidated", out of date structure, on land @ side of detached family dwelling.

- Detached, domestic family dwelling, built circa 1920s, set within a large expanse of countryside as edged in red and blue respectively on the 1:1250 site location plan accompanying the application.

- Several previous applications/approvals to extend the property have been dealt with and considered and resulted in 3 or 4 extensions being built inc:-
 (i) App No 92127282 - single storey kitchen and dining room extensions to the side.
 (ii) Conservatory extension and detached garage to rear and side, respectively, App No 03940366

- Subsequently, as per the attached summary of the volume calculation sheet, the combined volume of the existing and proposed extensions exceeds the $\frac{1}{3}$ - 33% limit set down in the council's SPD No 6 planning guidance. Para 10.9 etc

- We therefore point out that the application is for a new detached, brick built garage structure to replace an existing out-of-date, dilapidated timber framed structure, clad in asbestos type panels which is in a poor state and structurally insecure. And definitely NOT fit for purpose.

- Admittedly the proposed structure will be slightly bigger in both area, footprint and height to its eaves/ridge purely to enable it to be properly utilised in parking of family vehicles and/or storage/protection of gardening machinery needed to maintain the large courtyard in and around the property edges in both red and blue around the detached dwelling as location plan.
- The proposal is set back from the road by some 13.3m and is intended to be built on the same front line as the existing garage being removed and is line with the original frontage of the bungalow.

As shown with elevation drawings the overall roof height is to be kept low and the ridge line of the proposal will only exceed the eaves height of the property by 0.5m or so... well below the main roof.

- For the above reasons we believe that the proposal will maintain the 'open-ness' of the green belt and does not have a detrimental impact on the basic character and appearance of the green belt. And in accordance with Para 1-54, c the proposal does not result in disproportionate addition over and above the size of the original building. And provides a suitable structure for storage of vehicles, garden equipment needed to maintain the ample courtyard around the house and to keep in a safe/secure dry storage area in lieu of left out in the open of this semi-rural severely exposed elevated location.
- Refers to attached site photographs.

- In addition PA24 1.54 (d). The proposed building is a replacement building to the existing detached garage structure and is to be used for the same use as the existing one and only 'marginally' larger than the one it replaces simply to make the new one more suitable for and fit for its intended purposes to store family vehicles and associated gardening machinery / mowers needed to maintain the garden and paddock / fields around the detached dwelling. all is the ownership of the applicants Mrt MRS Dymond.