



Planning Statement- Green belt volume calculation for an extension.

Householder planning Application for;

Rear extension at first floor above existing single storey ground floor extension to an existing 2 bed dwelling to give 3 bedrooms.

Location: 32 Brandlesholme Rd, Bury, BL84DR.

Applicant: Mrs & Mr McCool.

Local Authority: Bury.

Green belt calculation in accordance with Bury Council Supplementary Advice SPD6.

SPD6 supplementary advice states allowable volume is 33.33 % of existing dwelling.

Volume of existing dwelling	=267m ³ .
Therefore allowable volume for extensions / additions.	=89m ³
Existing extensions volume.	=61m ³
New extension (this application).	=54m ³
TOTAL of extensions.	=115m ³

The volume of extensions is 115m³ and greater than the allowable of 89m³. Being over by 26m³.

Considerations:

The proposed bedroom to be used by a child. The couple have 2 children of different gender.

Despite the volume being greater than the allowed under SPD6. We believe the extension will not be detrimental to the amenities, i.e height, overlooking or loss of privacy or light, with respect to adjacent properties.

We believe the rear facing extension would not impact on the basic character and appearance of the green belt area.

DAVID DRIVER

22ND JUNE 2022.