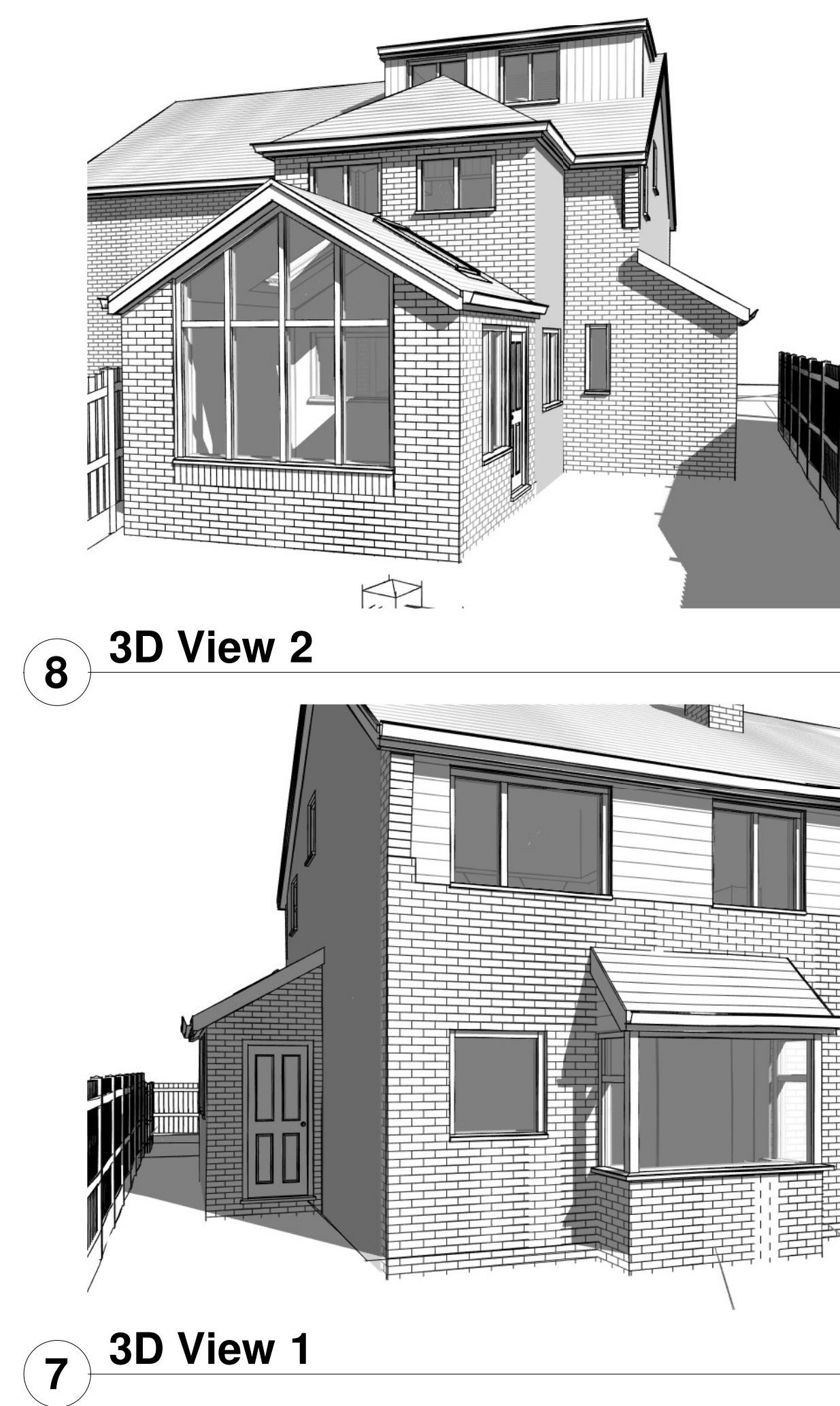
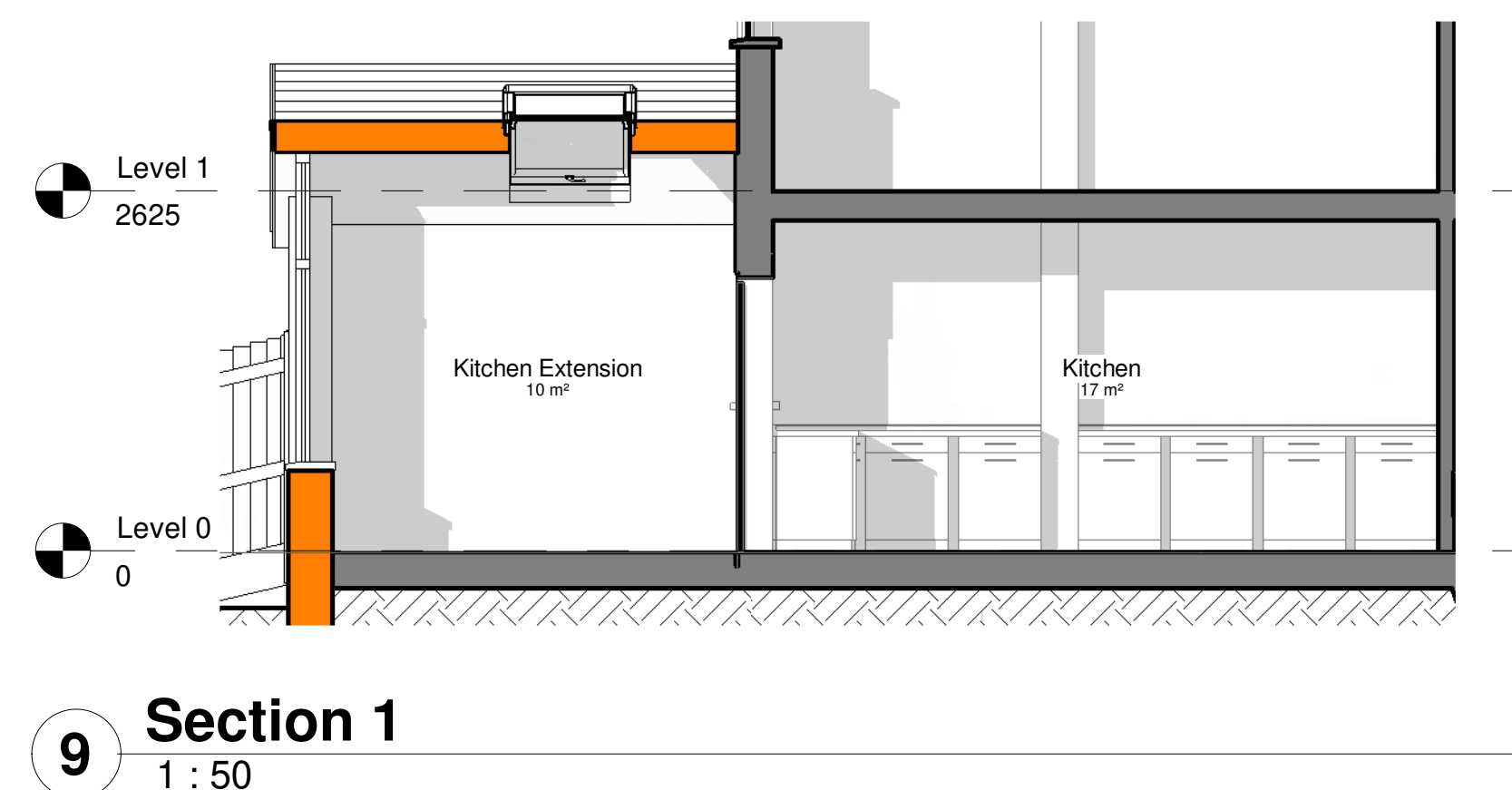
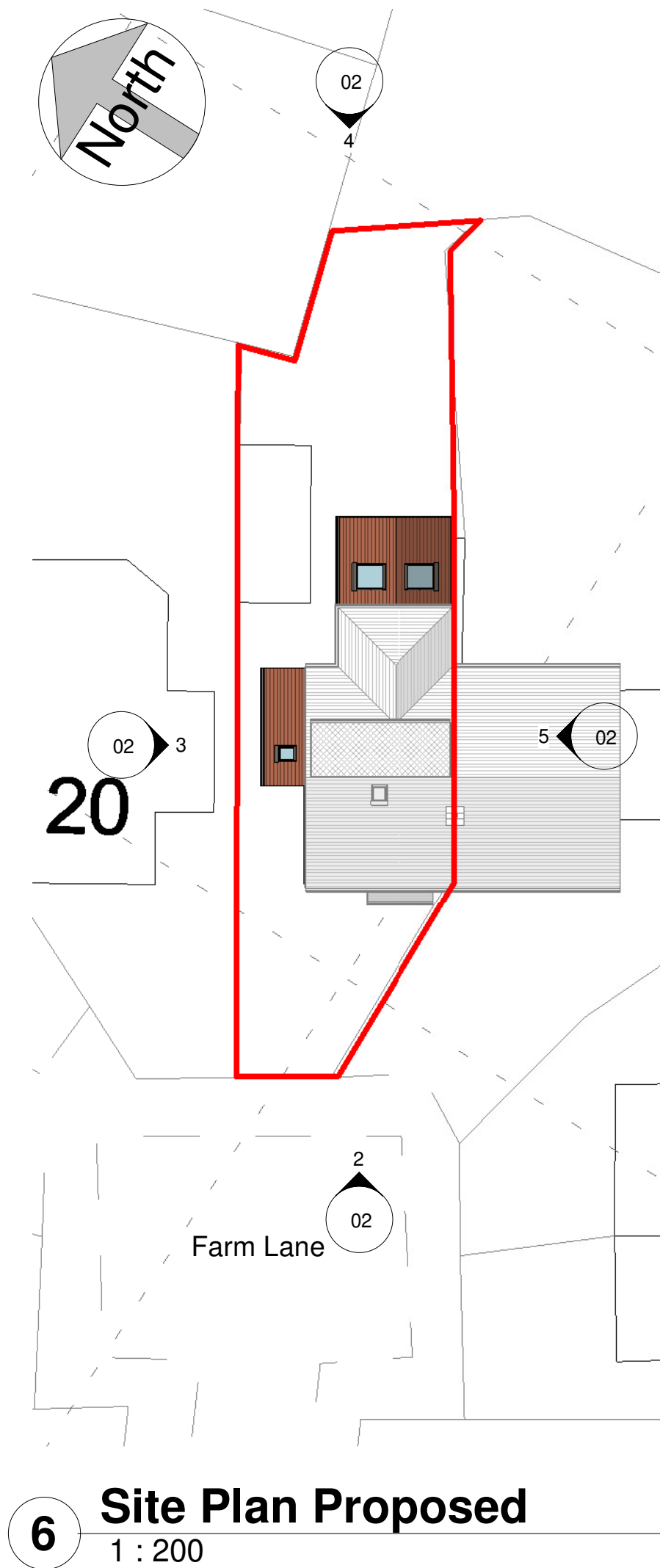
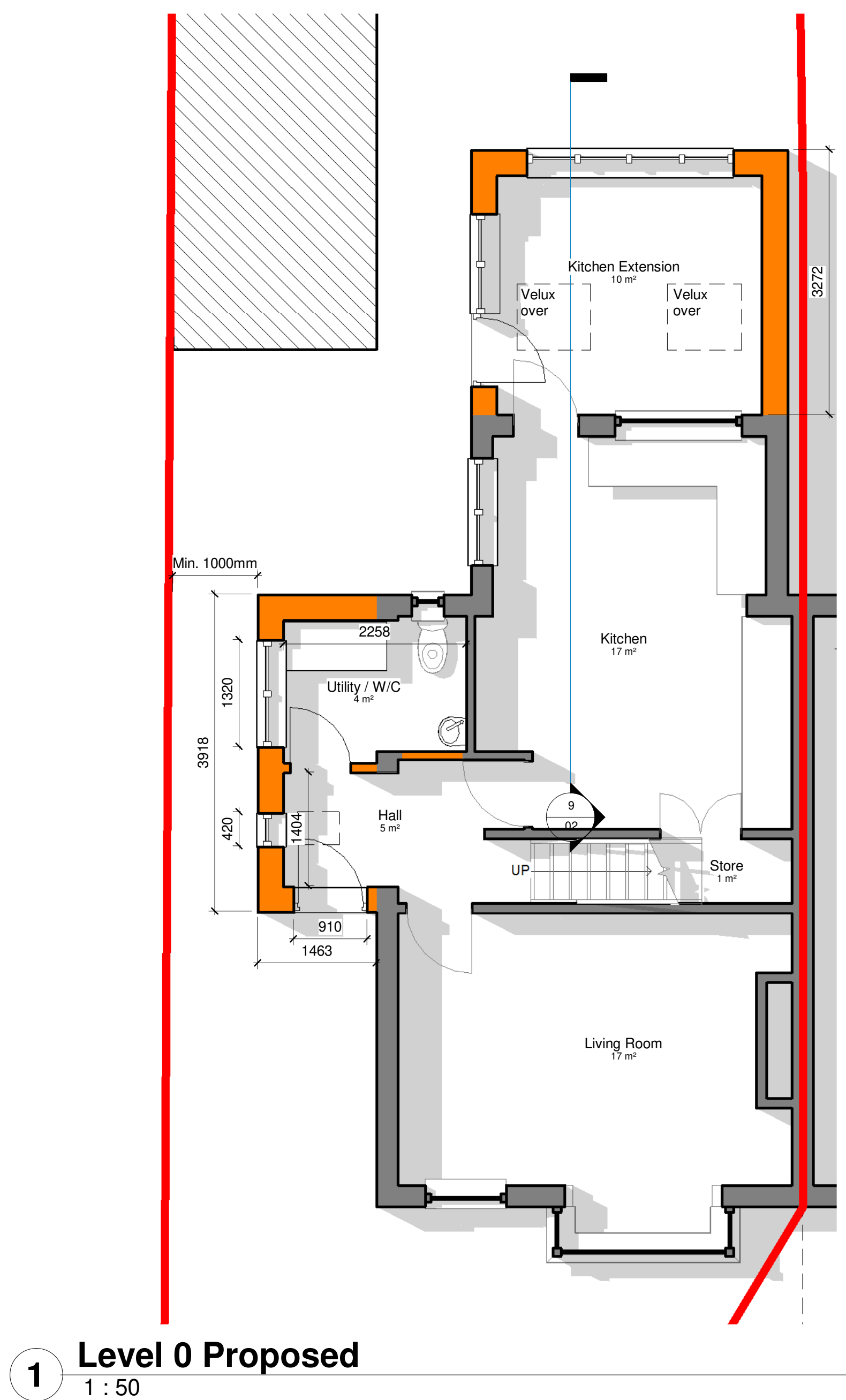


Statement of special circumstances

Please see below the volume calculations for the extensions at 21 Farm Lane. The proposed extension (including all previous extensions) will be 43% by volume bigger than the original house.

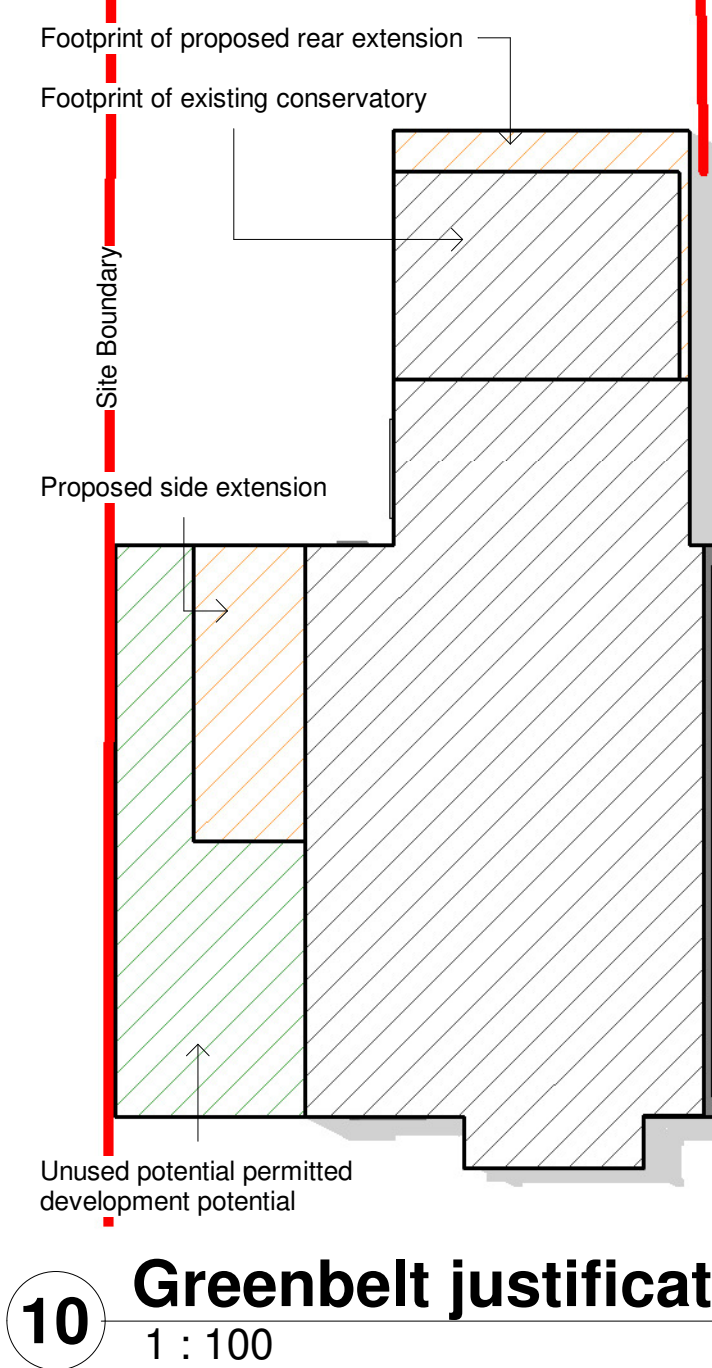
We acknowledge that the proposal goes beyond the usual 33% allowance for properties in the greenbelt but in this instance we feel we have justifiable reasons for this.

- The rear extension is replacing a poor quality conservatory so this produces very little in terms of new development in the greenbelt.
- The side extension is well below the allowable under permitted development as shown in the justification plan below. We believe this provides us with a viable fallback in the event of refusal.



Volume Calculations

Original House - 258m³
Previous Extensions - 77.5m³
Conservatory (to be demolished) - 24m³
Proposed extensions - 58m³
Total Proposal - 369.5
Percentage increase over existing house - 43%



0.5 0 0.5 1 1.5 2 2.5
SCALE 1:50 m

All Dimensions to be checked on site

Work must not be commenced until planning permission (where applicable) and building regulations approval is received. Any works carried out before receipt of the permissions is "entirely at clients' own risk"

It is the responsibility of the client to verify the accuracy of the boundary shown on the Site plan.

Rev	Description	Date
D	Greenbelt justification added	10/11/23
E	Statement of special Circumstances	16/11/23

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PROJECT ADDRESS

21 Farm Lane,
Prestwich,
Manchester,
M25 2RX

PROJECT

21 Farm Lane

TITLE

Plans as Proposed

CLIENT

Ms A. Briggs

DRAWN BY MJH DATE 28/09/23

SCALE (@ A1) As indicated PROJECT NUMBER 2943

DRAWING NUMBER 2943 - 02 REV E