

Job No. 6499 Middle Lees, 33 Knowsley Road, Bolton, BL2 5PY

Volumes of Existing and Proposed

Existing / Current

Total Dwelling original = 842.36m³

Conservatory = 63m³

Dormer window extension = 18.9m³

Porch Extension = 16.56m³

Total Original existing = 842.36m³ (Excludes Conservatory, dormer window and porch extension)

Proposed Total

Previous extensions 18.9m³ + 16.56m³ + 63m³ = 98.46m³ (11.6% of original dwelling volume)

New Extension = 36.6m² x 5.1m = 186.66m³. (21% of original dwelling volume)

(Replaces Conservatory)

Total Extensions Previous and New

18.9m³ + 16.56m³ + 186.66m³ = 222.12m³ (26.3% of original volume)

Statement

The Proposed Extension replaces an Existing Conservatory which is incongruous and of poor quality design. The Conservatory has limited insulation and has a poor thermal performance.

The new extension is in keeping with the dwelling, matches the form of the dwelling, of better quality and will be constructed and insulated in accordance with the current Building Regulations and Approved Document L.

The majority of the extension is proposed over the top of the footprint of the Existing Conservatory. The Conservatory projects 4.3m from the original dwelling and the extension projects 5.1m. an increase of 0.8m.

Therefore we feel the extension is not a disproportionate addition over and above the original dwelling and there is little / no harm on the openness of the Greenbelt.