

**Two storey extension to front;
Single-storey extension to side
11 Crag Avenue, Summerseat, Bury BL9 5NZ**

Volume calculations (APP: 69836)

PLANNING HISTORY

- Rear dormer extension – April 1996
- First floor extension over existing garage – July 2008

EXISTING DWELLING

The original house comprised an 'L-shaped' detached brick built dwelling of single-storey appearance, but with first floor accommodation within steeply pitched (45°) tiled 'hipped' roofs. To the side of the property was a flat roofed single garage.

Original house – 530.2m³

Garage – 39.15m³

Total Gross Floorspace = **569.35m³**

LATER ADDITIONS

Rear dormer extension (ref:96/32004) – **7.6m³**

Rear conservatory (date unknown) – **40.04m³**

Side extension (ref:50287)

This project involved the demolition of the existing garage and a new two-storey side extension providing a masterbed suite over an integrated garage, with linking roof.

Total volume of 103.73m³ minus the original garage (39.15) = **64.58m³**

Total later additions – **112.22m³**

CURRENT PROPOSAL

Two-storey extension to front – **36.57m³**

Side extension – **11.8m³**

Total proposed additions – **48.37m³**

CONCLUSION

Max. allowance within greenbelt - 569.35 x 33% = **187.88m³**

Total of existing & proposed additions – (112.22+48.37) = **160.59m³**

Proposed volume increase over 'original' dwelling = 28%