

Joss Simpson
c/o Development Management Team
Bury Planning Department
3 Knowsley Place
Duke Street
Bury,
Lancashire BL9 0SW

To Whom It May Concern,

Re: Ref 70607 – 17 Ashborne Drive, Summerseat, Bury BL9 5PD

As requested in your letter dated 26th March 2024, please find below existing and proposed volume calculations for the above application.

The existing house volumes is:

Existing House including roof and conservatory	= 465.38 m ³
Existing Garage	= 33.01
TOTAL EXISTING VOLUME	= 498.39 m³

The proposed house volumes is:

PROPOSED VOLUME including roof & existing garage = **568.395 m³**

As per the Councils supplementary planning guidance document 6, it is understood that additions of up to 1/3 (33%) could be supported so long as the addition maintains the openness of Green Belt.

As applied to the subject property, an additional 33% to the existing dwelling equates to 662.85 m³ (498.39*1.33), therefore the proposed volume of 568.395m³ is well below this threshold.

I trust that the above calculations satisfy your request. Please contact me should you require any additional information.

Sincerely,

Jo Marsden