

Statement confirming the proposal is less than a third of the volume of the original dwelling house in accordance with planning policy for extensions within the green belt.

Given the stepped nature of the site, it is difficult to provide precise volume calculations due to the changing ground level and therefore the amount of built volume above ground, however, we have included how we have calculated the volume on the attached drawing, which has been done in a way to demonstrate 'worst case'. It is also worth noting the volume of the proposal falls significantly short of the 33% maximum allowed equating to approximately 22% of the existing volume.