

Job No. D0228 - 187 Bury Rd BL2 6QQ

**DOMESTIC EXTENSIONS AND OUTBUILDINGS IN THE GREEN BELT
STATEMENT**

For Planning Application: 69450

- **Single storey rear extension and part side extension with internal alterations.**

GENERAL DETAILS

Details of building:

Description: The existing dwelling is situated on a site of 591m²..
The existing building is constructed from brick with a slate roof.
The area of building footprint is 50.2m².

Address: 187 BURY NEW RD BL2 6QQ

Owner: Kathryn Willett

Green Belt Assessment prepared by:

Name: Mark Arrowsmith

Company: MDA Design Ltd

Date first issue: 05 April 2023

Plan References: D0228 - 100_ - Location Plan – PLANNING
D0228 - 102_ - Existing Floor Plan - Level 0 – PLANNING
D0228 - 103B - Existing Site Plan – PLANNING
D0228 - 104A - Proposed Site Plan – PLANNING
D0228 - 105A - Proposed Floor Plan - Level 0 – PLANNING
D0228 - 106_ - Existing and Proposed Elevations - PLANNING

THE SITE

No 187 Bury New Road is located on the A58, which runs East from Bolton to Bury. This is a main road and is lined with houses at this point.

THE PROPOSAL

The proposal is to extend the sitting room and kitchen to the rear by 1.15m and make into 1 room. We are also proposing to remove the rather unusual, pitched roof of the existing extension with a less imposing flat roof. The existing garage is to remain untouched.

FLOOD RISK ASSESSMENT

The site is in flood zone 1.

The proposal therefore will not cause any changes to the flood management or maintenance.

CONSULTATION

As the proposed works constitutes only minor works, no public consultations have taken place.

SUPPLEMENTARY PLANNING DOCUMENT 6, Alterations and Extensions to Residential Properties

Section 10.10 - Green Belt

“Proposals for domestic extensions in the Green Belt should not normally exceed a third of the volume of the original dwelling. However every application is assessed on its own merits. A statement of Very Special Circumstances will be required if the extension is considered to be materially larger than the original building. “

Statement of Very Special Circumstances

We feel that the proposed extension, being on the rear of the property, has a slight increase in footprint, with a low flat roof, will not impact the greenbelt.

We would also point out that the proposed extension reduces the impact of older extensions and removes a rather unusual, angular roof addition. We conclude the proposed extension has less impact on the openness of the greenbelt than the existing additions, which have been erected for some time, and therefore the proposal should be approved.

Alterations and Extensions to Building within the Green Belt

EXISTING BUILDING VOLUME

Main House = $6.145 \times 5.14 \times 7.385 = 233.2574 \text{ m}^3$

Main Roof 1 = $10.27 \times 2.453 = 25.1923$

Main Roof 2 (hips) = $10.27 \times 3.943 = 40.4946 / 2 = 20.2473 \text{ m}^3$

Total Main House = $233.26 + 20.25 = 253.51 \text{ m}^3$

Porch = $1.825 \times 2.1 = 3.8325$

Porch Roof $1.825 \times 1.35 = 2.4638 / 2 = 1.2319$

Total Porch = $3.8325 \times 1.2319 = 4.7213 = 4.72 \text{ m}^3$

Front Bay = $1.39 \times 5.14 = 7.1446$

Front Bay Roof main = $3 \times 0.652 = 1.956$

Front Bay roof over main roof = $3 \times 2.513 = 7.539 / 2 = 3.7695$

Total Front Bay = $7.14 + 2 + 3.8 = 12.94$

Rear Bay = $1.38 \times 2.645 = 3.6501 \text{ m}^3$

EXISTING BUILDING VOLUME = $253.51 + 4.72 + 12.94 + 3.65 = 274.82 \text{ m}^3$

VOLUME OF PROPOSED BUILDING VOLUME INCLUDING EXISTING EXTENSIONS AND PROPOSED EXTENSION

EXISTING EXTENSION TO REMAIN

Garage = $20.57 \times 2.345 = 48.2367 \text{ m}^3$

PROPOSED EXTENSION

Proposed Extension = $19.6 \times 3.074 = 60.2504 \text{ m}^3$

TOTAL PROPOSED & EXISTING ADDITIONS = $48.24 + 60.25 = 108.49 \text{ m}^3$

CONCLUSION :-

PROPORTION OF ADDITIONS TO EXISTING VOLUME = $108.49 / 274.82 = 0.3948 \times 100 = 39.48 \%$

$39.48 - 33 = 6.48 \%$ which is only slightly over the 33% outlined in the Councils supplementary guidance document 6.