



HOUSEHOLDER GREEN BELT STATEMENT

4 Croft Avenue
Prestwich
Manchester
M25 2SE

ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING.

Flocc Studio Ltd.
963 Stockport Road
Levenshulme
Manchester
M19 3NP

0161 307 1766
tommy@floccstudio.co.uk
Company Number 11312850

Introduction

This report has been prepared by Flocc Studio Ltd on behalf of our client in support of a householder planning application for the erection of a single storey, front facing extension at 4 Croft Avenue, Prestwich "the site".

The purpose of this document is to support the proposed alterations within the green belt. The document should be read in conjunction with all other drawings and information submitted by Flocc Studio Ltd as part of the planning application.



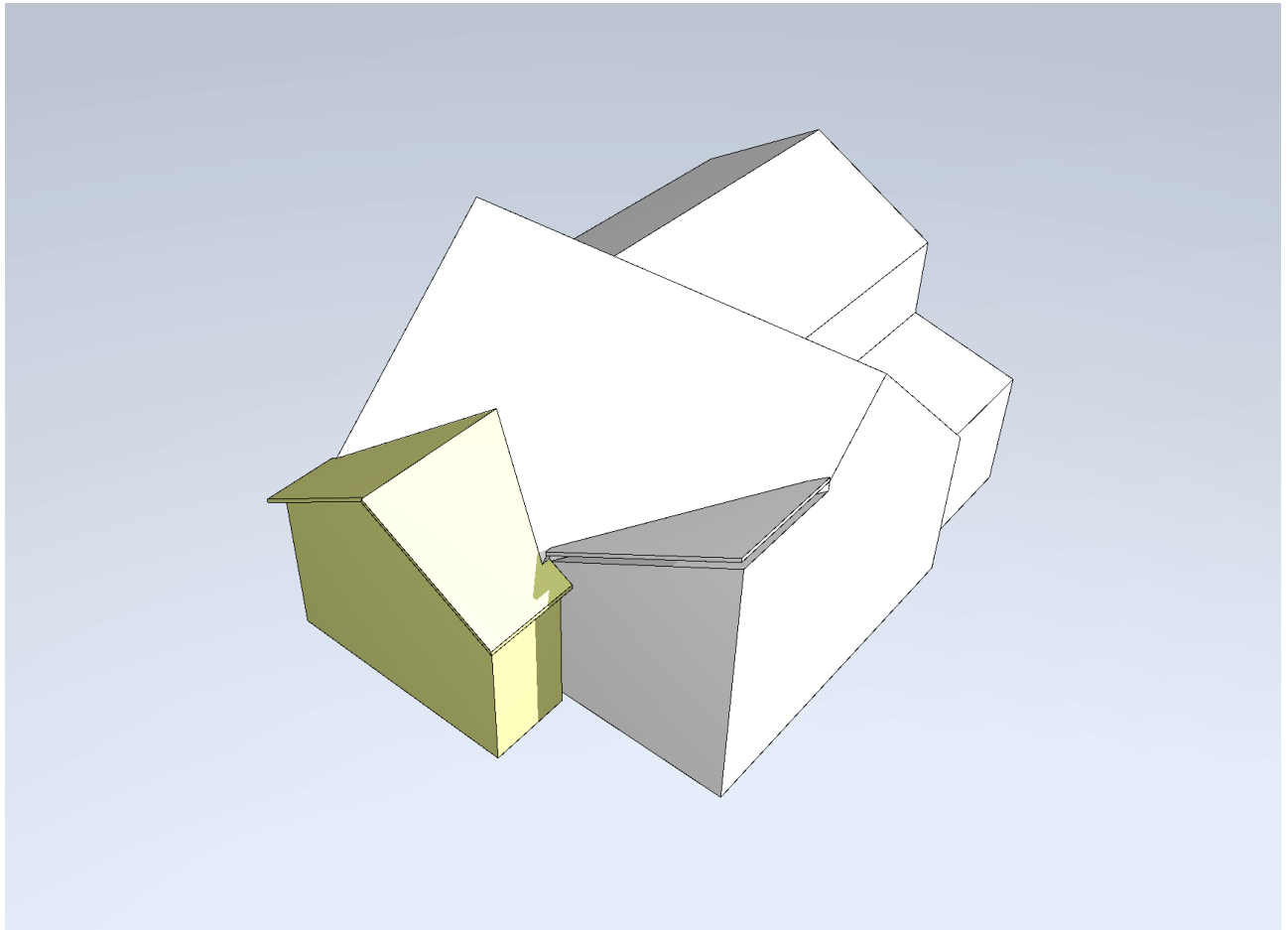
Green Belt Policy

House extensions in the Green Belt are considered in line with the tests set out within the National Planning Policy Framework where the impact upon openness must be considered. Paragraph 145 (c) confirms that extensions and alterations to dwellings can be appropriate provided that they do not result in disproportionate additions over and above the size of the original building.

The Council's supplementary planning guidance document 6, considers that in general, but subject to the individual merits of each scheme, additions of up to one third (33%) could be supported so long as the addition maintains the openness of Green Belt.

Green Belt Statement

The existing dwelling has an approximate volume of 410m³. The current proposal seeks to add a small front facing extension of 20m³ or 4.87% in volume as highlighted yellow in the below 3D model.



Based on the guidance provided in the National Planning Policy Framework (NPPF), specifically Paragraph 145(c), the proposed extension falls well within the acceptable range as it constitutes less than 33% of the original building size. Given that the Council's supplementary planning guidance document 6 allows for extensions of up to one third (33%), we believe this proposal is both proportionate and in line with policy. Additionally, as the extension maintains the openness of the Green Belt, we feel it adheres to the relevant planning criteria and should be considered acceptable.