

Planning Statement - Green Belt Volume Calculation.

Planning Application for:

Proposal: Removal of existing greenhouse structure; Erection of store/workshop structure ('cabin') of similar dimensions/scope

Location: Holly Mount Orchard, Chapel Gardens, Hollymount Lane, Tottington, Bury, BL8 4PS

Applicant: Mr Ian Mayer.

Local Authority: Bury.

Green belt calculation in accordance with Bury Council Supplementary Advice SPD6. SPD6 supplementary advice states allowable volume is 33.33 %

Volume of existing greenhouse:	63.62(m3)
Therefore allowable volume for extensions / additions:	21.20(m3) [84.82m3 total permissible]
Replacement structure TOTAL volume (this application):	72.17(m3)

The volume of the replacement structure is lower than the allowance of 84.82m3.

Additional Considerations:

The replacement structure is not only below the allowance of 84.82m3, but the structure also fits the current footprint/floor plan of the existing greenhouse within 1.2% (4cm additional width and identical length) of the existing structure. The overall shape is modelled upon the original structure (height and profile), plus the new structure will require no foundations or groundworks (being a non-permanent structure). The new structure should have minimal visual or physical impact upon its surroundings. The current greenhouse (sheathed in plastic visqueen) has suffered numerous breakages/damage and is both structurally unsound and visually unsightly. The new structure will be a bespoke structure of considerably improved structural integrity and visual appeal, delivered to a professional standard of craftsmanship.