

Planning Application Ref: 72380

Location: 5, HAWKSHAW LANE, BURY. BL8 4JZ

Proposal: PROPOSED ALTERATIONS TO EXISTING ROOF.

VOLUME ADDITIONS STATEMENT.

The request from the local authority to justify the size of the replacement property: 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 Councils 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.

We will therefore require a statement from you to set out the volume of the proposed extension over and above the original dwelling. In addition to this, were the proposals exceed the 33%, this would represent a materially larger extension and therefore, you would be required to demonstrate very special circumstances in line with para. 143. This statement should be in line with the requirements of the NPPF and you may need professional assistance to respond to this.

As the applicant required a small alteration to the roof of the property to create an additional bedroom.

Volume Calculations.

Original Building Volume = 622.0m³

Planning Application - 64725 Approved December 2019.

Flat Roof Extension, Rear Dormer, and Rear Extension = 306.0m³
Percentage Increase = $306.0/622.0 = 49\%$

Planning Application - 66363 Approved March 2021.

Two Storey Porch, Pediments and Garage Roof = 47.0m³
Overall Percentage Increase on the Approved Dwelling = $47.0/928.0 = 5.0\%$

New Application – 72380 Submitted September 2025.

The Roof Alteration Volume = 63.9m³

Overall Percentage Increase on the Approved Dwelling = $63.9/975.0 = 7\%$

The figures show that the proposed alterations to the roof of the dwelling gives an increase of 7% over the dwelling in its present format.

The property is in a designated Greenbelt, the small alterations to the roof when viewed from Hawkshaw Lane will have little affect on the appearance of the dwelling. The proposed alteration when viewed from the garden fits within the building and is not overly dominant to the main building, there is no overshadowing to adjacent property at 7, Hawkshaw Lane.

Conclusion.

The proposed extension would have no detrimental impact on the Green Belt.