

Job No. 00110 – 27 Ringley Rd West

DOMESTIC EXTENSIONS AND OUTBUILDINGS IN THE GREEN BELT STATEMENT

For Planning Application: 69440

- **Single storey rear extension to rear of property**

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: 27 Ringley Rd West

Owner: Emma

Green Belt Assessment prepared by:

Name: Tamara Karim

Company: T.K. Design Services

Date first issue: 017/06/2023

THE SITE

No 27 Bury New Road is located on the A667, which runs east from Whitefield to Little Hulton. 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 in line with the existing extension. The proposed plan maximises the existing extension to its full potential.

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 no significant effect on any public or private footpath and land. The extension is to maximise the use of the existing single story extension located in the middle of the rear of the property. This allows for a larger kitchen and utility area.

Alterations and Extensions to Building within the Green Belt

EXISTING BUILDING VOLUME

Main House = $6.180 \times 8.900 \times 7.300 = 401.5146 \text{ m}^3$

Extension Existing = $3.300 \times 2.230 \times 2.600 = 7.386258 \text{ m}^3$

Total Main House = $401.5146 + 7.3862 = 408.9008 \text{ m}^3$

Front Bay 1 = $0.575 \times 2.600 \times 2.832 = 4.2384 \text{ m}^3$

Front Bay 2 = $0.575 \times 3.000 \times 2.832 = 4.8852 \text{ m}^3$

Total Front Bay = $4.2384 + 4.8852 = 9.1236 \text{ m}^3$

EXISTING BUILDING VOLUME = $408.9008 + 9.1236 = 418.0244 \text{ m}^3$

PROPOSED EXTENSION

Proposed Extension = $3.300 \times 8.900 \times 2.600 = 76.362 \text{ m}^3$

CONCLUSION :-

PROPORTION OF ADDITIONS TO EXISTING VOLUME = $76.362 / 418.0244 = 0.1826 \times 100 = 18.26 \%$

$33 - 18.26 = 14.732 \%$ which is under the 33% outlined in the Councils supplementary guidance document 6.

