

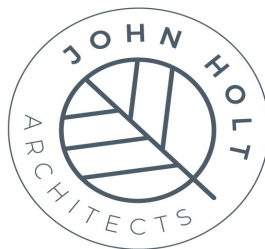
GREENBELT STATEMENT

prepared in support of a householder planning application for a domestic annex to

THE KNOLL, BOLTON ROAD, TOTTINGTON.



existing north elevation with site to right



The proposal is for a single storey, detached domestic annex to an existing dwelling, The Knoll situated on Bolton Road, Tottington.

The site stands within the greenbelt and any proposed domestic extensions/alterations will be 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.

A tree survey has been prepared and is appended to the application.



The existing site levels reduce from front to the rear lawn area by 0.7m, which can be seen on the above image. We are proposing to sit the floor level at the lower level, significantly reducing the perceived height of the structure.

In addition, we are proposing to clad the annex using VMZinc finished in 'vert lichen', a dull shade of green. When combined with the retained landscaping, the new building will blend into the landscaping.

The original property had a total volume of 1380.7m³. A 33% increase in volume would be 455m³. The Knoll was extended in 2014 with an extension of 136.2m³ excluding the demolition of an existing conservatory of 63m³, resulting in a total increase of 73.2m³.

The current Garden Room annex proposal has a total volume of 95.6m³. The overall increase in volume from the original property is therefore 168.8m³, approximately a third of the volume allowable under Supplementary Planning Guidance 8.

Overall the proposal will be sat at a reduced level within the site and within a retained mature landscape. As such the proposal will not be visible from any public vantage point and will not have any affect the openness of the greenbelt.