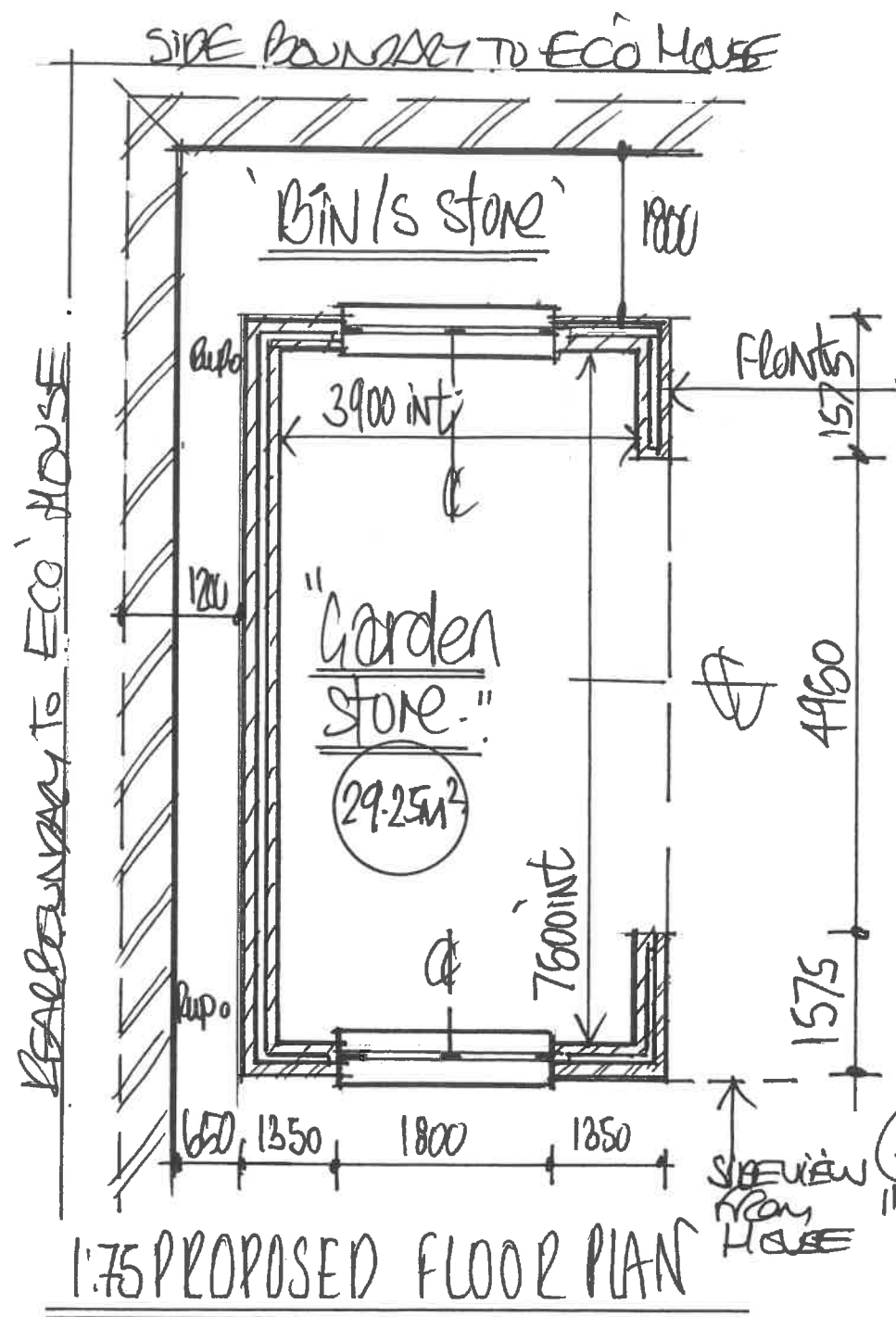




NOTE:-

- PROPOSED SINGLE STOREY DETACHED OUTBUILDING TO SIDE OF DWELLING @ 8.1m x 4.5m WIDE x MAX 3m HIGH VOLUME EQUATES TO 109.35m³
- INTERNAL AREA @ 3.9 x 7.5 = 29.25m²
- ∴ EXEMPT FROM REQUIRING BUILDING CONTROL CONSENTS/APPROVALS FOR USE AS A SUMMER/CARVEN STORE ROOM & LESS THAN 30m² AND NOT FOR USE AS A HABITABLE AREA OR LIVING SPACE!!

• PROPOSED MATERIALS:-

- EXTERNAL WALLS ON FRONT ELEVATION AND SIDE (ALONG DWELLING) FACED EXTERNALLY IN COURSED, NATURAL STONE IN 1:3 C/S NATURAL MOSS AND STONE QUOINS, UNTELS, HEADS, MULLIONS ETC AND RENDERED ON REAR AND SIDE TO BIN STORE FOR BEIGE SELF COLOURED FINISH AND CONC BUCK
- INNER SKIN AND 100 GAUITY SANDWICHED BETWEEN FORMING O/A 200 WIDE WALLS
- RAL 7016 UPVC RAL VELUR COATED DOOR/WINDOW FRAMES, POWER SUTTER DOORS
- GRP FIRESTONE OR SA BBA/SPECIALIST FLATROOF SYSTEM SET TO RAUS BEHIND PARAPET WALLS TO 2ND UPVC RUPS/DOWNSPOUTS TO REAR INTO WATER BUTTS FOR HARVESTING OF SURFACE WATER etc

• GREEN BELT POLICY:-

HOUSE EXTENSIONS WITHIN THE GREEN BELT ARE TO BE CONSIDERED IN LINE WITH CRITERIA WITHIN THE NATIONAL PLANNING POLICY FRAMEWORK, AND PARA 145(C) POINTS OUT THAT HOUSE EXTENSIONS CAN BE POTENTIALLY APPROPRIATE AS LONG AS THEY DON'T RESULT IN DISPROPORTIONATE ADDITIONS OVER/ABOVE SIZE OF ORIGINAL DWELLING etc.

- BURY COUNCILS SPD N°6 CONSIDERS IN GENERAL THAT ADDITIONS UP TO 33% (1/3) OF ORIGINAL - AS BUILT DWELLINGS WOULD BE SUPPORTED etc

VOLUME CALCULATION:-

- GROSS VOLUME OF ORIGINAL DWELLING AS BUILT (APP'N 46275) = 1140m³

∴ 33% - 1/3 OF ORG PROPOSED VOLUME = 380m³

- (i) VOLUME OF UTILITY EXTENSION BUILT = 35m³ (APP'N 64902)

- (ii) -1- OF SUMMER ROOM - BUILT = 110m³ +

- (iii) -1- OF PROPOSED GARDEN STORE = 110m³ +

(ACTUALLY 22.5% < 33% LESS THAN 1/4!!) TOTAL = 255m³ < 380m³ 1/3 / 33%

PLANNING STATEMENT

- A PREVIOUS PRE-APP ENQUIRY 02232/E IN DEC'18 DISCOURAGED THE APPLICANTS FROM APPLYING FOR RELEVANT, DEEMED NECESSARY HOUSEHOLD PLANNING CONSENT!! HOWEVER THIS PROPOSAL FOR A GARDEN STORE SIGNIFICANTLY REDUCES ANY IMPACT DUE TO :-

- (i) REDUCTION OF SIZE LENGTH x WIDTH AND HEIGHT TO INC A FLAT ROOF IN VIEW OF A PITCHED ROOF SCENE TO A RIDGE LINE TO DIMINISH O/A HEIGHT...
 - (ii) THE PROPOSAL IS 100% 'INVISIBLE' FROM PASSING TRAFFIC ON TURTON RD DUE TO DISTANCE AWAY FROM THE HIGHWAY, THE DIFFERENCE IN LEVELS AND A DENSE HEDGEROW ALONG THIS BOUNDARY RESULTS IN IT BEING COMPLETELY IMPOSSIBLE FOR THE PROPOSAL BEING READILY VISIBLE FROM EITHER PASSING TRAFFIC AND/OR PEDESTRIANS ALONG TURTON ROAD.
- REFER TO CROSS SECTION X-X DRG N°2.
 - PERHAPS A RESIDENTS OF HOLCOMBE BROOK OR GREENMOUNT USING BINOCULARS... MAY TEND NOT TO AGREE!!

D R G N° 3