

Development in Green Belt

LOCATION: 9 Riverside Drive
Summerseat
Bury BL9 5QX

BACKGROUND

The property is situated on a small development of detached houses within a cul-de-sac, off Waterside Road, Summerseat.

Most of the properties in Riverside Drive have already had second floor extensions to provide extra bedroom space.

PLANNING POLICY

The planning requirements of the National Planning Policy and the Council's Supplementary Guidance 6, considers that in general house extensions in the Green Belt that are within 33% by volume of the existing property, when constructed, can be considered as appropriate development.

SATEMENT

The existing property in this case when constructed by volume is **496.751 cub/m3** a third of this would equate to 165.585 cub/m3. The proposed extensions that are submitted on this application now equates to **52.993 cub/m3**, therefore, this application meets with the requirements of the council's guidance 6.

The proposed extensions will have no effect on the openness of the countryside. This property is within the centre of the group of detached properties that have and are being extended. The proposed development is within the existing boundaries of the property.