



Two storey rear extension, Loft
conversion with rear dormer.
37, Farm Lane,
Prestwich,
Manchester
M25 2RX

LOCATION PLAN

This Statement has been prepared by LR-Design on behalf of the applicant, Mr D Willows, to support an application for extensions and alterations to 37, Farm Lane, Prestwich.

Paragraph 147 of the Revised National Planning Policy Framework (NPPF) provides that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 149 of the NPPF provides that local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, although listing numerous exceptions. One such exception, as outlined at subparagraph (c), is “the extension or alteration of a building if it does not result in disproportionate additions over and above the size of the original building”.

Annex 2 provides that the ‘original building’ should be taken as the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

The NPPF does not itself quantify the term ‘disproportionate’, leaving this to the judgement of the decision maker.

Bury Metropolitan Borough Council adopted the NEW BUILDING AND ASSOCIATED DEVELOPMENT IN THE GREEN BELT a Supplementary Planning Document (SPD) in January 2007.

Page 9 of the SPD Extensions - section 4.25 provides the following (emphasis added):

The Council may allow an extension to be up to a third of the volume of the original dwelling.

Introduction : Volumetric assessment of main residence

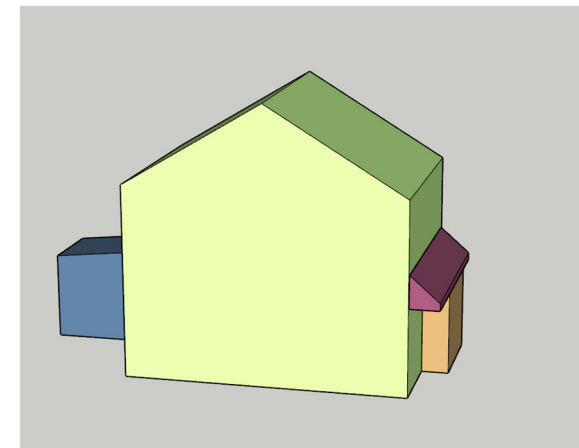
We have undertaken a measured survey of the existing detached property for the purpose of determining floor area and Volume.

Development control policy guidance note 8 – New buildings and associated development in Green Belt ensures that any proposal should be proportionate to the size of the original dwelling, whilst not exceeding **a third of the volume** of the original dwelling. We intend to apply particular care, as not to alter the scale or appearance of the property that may adversely affect the character or the appearance of the countryside.

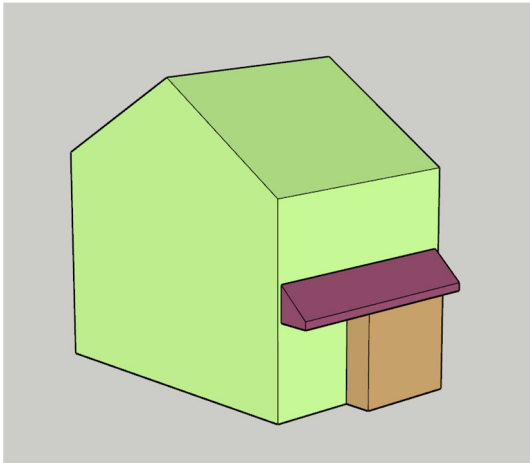


The property comprises a 2 x two storey duo pitched semi-detached property. With ground floor bay and lean to canopy to its principal elevation. To the rear of the dwelling is a lean to glazed conservatory.

For the avoidance of doubt, our calculations do not consider the volume of the conservatory at 15 cu/m and the detached single storey garage at 36 cu/m as part of the “original Building”



Using accurate 3D modelling software to take account of the intricacies of the original, existing, and proposed built forms, it has been calculated that the extension would result in an addition of 33% above that of the original building in terms of volume.



EXISTING

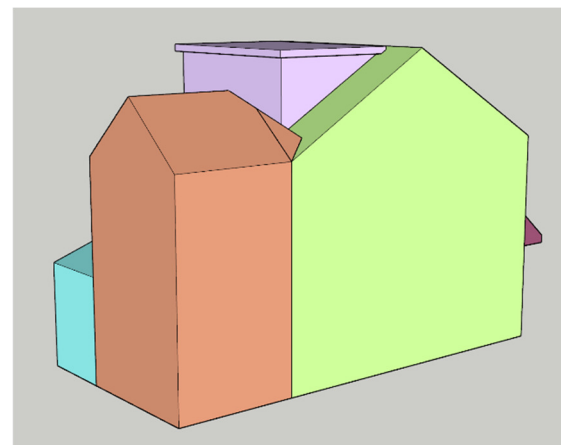
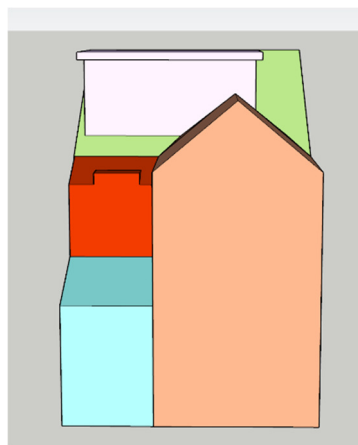
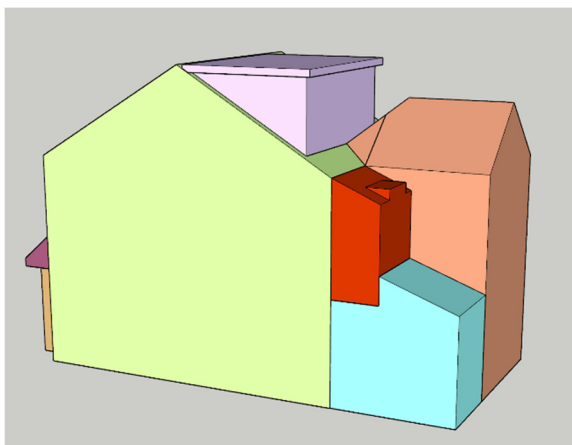
Colours correspond to individual elements of the building

Main residence = **254 cu/m**

Lean to canopy = **2 cu/m**

Ground floor bay = **4 cu/m**

Total cu/m = 260 cu/m



PROPOSED EXTENSION

Colours correspond to individual elements of the building

Two storey extension = **57 cu/m**

Ground floor lean to = **14 cu/m**

First floor extension = **5 cu/m**

Dormer extension = **10 cu/m**

Proposed total increase = 86 cu/m

This calculation is visualised by the submitted plans and the enclosed (Volumetric Study) - summarised below:

	Original – excluding garage & conservatory	Proposed	% change
Volume cu/m	260 cu/m	346 cu/m	33%

Whilst the development is considered acceptable in volumetric terms, regard is also given to the quoted guidance provided on page 9 of the SPD. In this respect, the extensions would be read as clearly subordinate additions to the dwelling, away from the principal elevation and set down from the ridge.

Reference and guidance are also sought from SPD 6 Alterations and extensions to residential Properties

- where the extension would be on or adjacent to the boundary of another dwelling it should not normally project more than 1 metre from the rear wall of the neighbouring property. Beyond the 1 metre point the extension should not encroach beyond a 45° angle taken from the boundary at the 1 metre point.
- flat roofed extensions will not normally be permitted; and
- side windows to habitable rooms should be avoided to prevent overlooking unless they are high level or obscure glazed.

The proposal follows the criteria above. We therefore do not consider the scheme will impact upon long range views, nor impact upon the neighbouring or surrounding dwellings.

Accompanying submitted drawings :-

2235_L21-300 REV B Existing elevations
2235_L21-301 REV A Proposed elevations
2235_L2 – 100 REV A Existing floor plans
2235_L2-200 REV B Proposed floor plans