

Mr. Benjamin Maguire  
Architectural Consultant,  
Apartment 8,  
224 Geat Clowes Street  
Salford M7 2ZS

10th May 2022

23 STANMERE COURT,  
HAWKSHAW,  
BURY BL8 4JQ

**GREEN BELT STATEMENT**

Dear Sir/ Madam,

In response to your email dated 3rd May 2022.

The area of the existing bungalow is = 173.7m<sup>2</sup> not including the existing conservatory ( 26.6m<sup>2</sup> ) which is to be taken down and replaced with new construction = 47.4m<sup>2</sup>

So the area of the original building was 173.7m<sup>2</sup> and the new extension is = 47.4m<sup>2</sup> therefore the percentage increase is = 27%.

This is less than the 33% increase that represents a materially larger extension and therefore is not classed as a disproportionate increase in area and consequently in volume for bungalow in a green belt area.

Thanks for your consideration.

Kind regards,

