

Greenbelt Statement

Property

13 Delph Lane Ainsworth BL2 5PP
Planning ref 72707

22nd January 2026

Introduction

The property is a brick built semi detached house located at the end of Delph Lane off Bury Old Road, Ainsworth.

The general streetscape contains semi and detached bungalows with a new detached house being built adjacent to no 15 delph lane.

Beyond the rear boundary is open land and the surrounding area is within the Green Belt.

The application proposes a first floor extension to the rear that sits over an existing ground floor lounge area with dimensions of 3.0m x 2.8m to form an extended bedroom as shown on drawing sheet 2

NPPF

States that extensions of existing dwellings in the Green Belt should not result in disproportionate additions over and above the size of the original dwelling. In general, extensions up to a third of the volume of the original dwelling may be acceptable however, each proposal will be considered on its own merits. Paragraph 145 of the NPPF sets out exceptions to Green Belt developments which are considered inappropriate. Paragraph (c) states that the extension or alteration of a building provided that it does not result in a disproportionate addition over and above the size of the original building.

Policy Assessment

This proposal seeks to apply for an extension to an existing dwelling house (C3 use) for the purpose of ancillary enjoyment to the property within as established sustainable area. The rear extension will have no detrimental impact on the character of the street scene or openness of the Green Belt. The design has been carefully considered to ensure that the form and materials enhance the character of the existing property and comply with Planning policies H2/3 OL21 and SPD6.

The applicant has been keen to ensure that there is no detrimental impact on the amenity of the neighbouring properties and address any concerns prior to the submission of this application. The extension by virtue of its orientation and sun path, will not impact the neighbouring properties with respect to loss of light, shadowing or overlooking.

The original build has been calculated at 274.7 cubic meters. The previous single storey rear and side extensions have been calculated at 88 cubic metres. The proposed first floor rear extension has been calculated at 25.2 cubic metres. See attached calculations.

The cumulative percentage increase of existing extensions to the original building represents 32.04%.

With the proposed extension added the overall cumulative percentage increase of extensions to the original development will be 41.2% which may be considered to be within the broad parameters of not disproportionate extensions, noting that there is no definitive definition of what represents disproportionate extensions to an original building.