

Green Belt Volume Assessment Statement

Application: Householder Planning Application – 239 Whalley Road, Ramsbottom

Introduction

This statement has been prepared in response to the Local Planning Authority's request for a Green Belt volume assessment.

The proposal comprises a two-storey side extension, single-storey side and rear extensions, together with associated alterations to the existing dwelling. The assessment considers the overall change in built volume on the site, taking into account the removal of the existing detached outbuilding to facilitate the proposed development.

Existing Built Form

The existing site comprises the original dwelling together with a detached outbuilding.

The calculated volumes are as follows:

- Existing dwelling: 353.70 m³
- Existing detached outbuilding: 80.72 m³

Total existing built volume: 434.42 m³

Proposed Development

The proposed dwelling, including the extensions, has a calculated volume of:

- Proposed dwelling (including extensions): 532.39 m³

The existing detached outbuilding will be removed as part of the development.

Volume Assessment

Whilst the proposed extensions increase the volume of the dwelling, the proposal also removes an existing detached outbuilding from the site.

The overall built form therefore changes as follows:

- Existing total built volume: 434.42 m³
- Proposed total built volume: 569.89 m³

This represents a net increase in built volume of 135.47 m³, equating to an overall increase of approximately 31.2%.

Green Belt Considerations

The proposal has been carefully designed to provide the additional accommodation required whilst seeking to minimise its impact on the openness of the Green Belt.

A key element of the proposal is the removal of the existing detached outbuilding, which reduces the amount of existing built development on the site. When this is taken into account, the overall increase in built volume across the site is approximately 31.2%, demonstrating that the proposal has been designed to limit the net increase in built form.

The proposed extensions remain closely related to the existing dwelling, are proportionate in

scale, and do not result in an undue spread of built development across the site. The removal of the existing detached outbuilding also assists in mitigating the overall impact of the development on the openness of the Green Belt.

Accordingly, it is respectfully considered that the proposal would not result in a disproportionate addition to the original buildings on the site and would preserve the openness of the Green Belt. It is therefore considered to accord with the relevant Green Belt policies of the National Planning Policy Framework and the adopted Development Plan.