

Planning Services
3. Knowles Place,
Duke St.
Bury. BL9 0ET.

16th Aug 2022

Simon Jackson
203 Bury New Rd
Botton. BL2 6AA
Lancs

G.O.: Michelle Ashton

Ref: 197. Bury New Rd App N's: 68669.

Following the submission of the above household planning application and payment of the £200.00 planning fees on 15th July - 22 days / working days have elapsed until today's receipt of your request for additional information relating to volumes of both original dwelling and that of existing / proposed extension and as per attached volume calculation sheet ① & ② I can confirm the following:-

① Volume of the original as built house = ~~270.19m³~~
x 33% As Council's SPD. No 6 = 92.73m³

② Volume of existing SS Rear Extn = 51.41m³

③ -1 - of proposed side Rear SS Extn = 100.47m³

This concludes that the volume of both existing and proposed extensions ② & ③ = 152m³ exceeds the ^{Att ⑥} 151.88m³
1/3 - 33% volume of the original as built dwelling ①
= 92.73m³ by 59m³ - "

We therefore set out on attach sheets to demonstrate the circumstances concerning the needs for this proposed extension and to point out several precedents and inconsistencies that should be considered by planning departments before making rash decisions on the outcome etc.

- Traditional Class C3, 3 Bed semi-detached family dwelling built circa 1932, set within domestic curtilage built as "hillside development" on a main link road the 453 between two large concentrations of Botten & Bury with open greenbelt farmland to the front / near south / north facing elevations.

- "Class A Permitted Development rights, applicable, would enable approx 100m³ of extensions to be built and more recent "Prior Notice" type applications could enable potential an extra 40-50m³ on the rear so in total could itself, using, Class A P.D, create up to nearly the same volume of 150m³ of extensions as what this proposed sept's permission for inclusive of existing extension etc.
- The existing rear extension itself was built as Class A Permitted Dev' As App' No 60912 in 2016.

- The proposed works will provide much needed additional ground floor ancillary living space. For the young family of five - mum, dad and three young boys, indoor space for habitable use - play room, tv lounge and a study area that may also serve as an additional bed with a wet room facility for the eldest lad.
- The original curtilage has been extended considerably since circa 2000 when plots of 1 and have been purchased from the landowner @ the rear and whilst there are no planning / change of uses prevalent to class this land as domestic garden space, it does vastly inflate the footprint / area of the plot as per the 1:200 block plan in comparison to the footprint of the original building and its existing / proposed extension / s etc.

the works being proposed have been produced, prepared and detailed taking into full account the council's current planning guidelines outlined in SPD NPO includes consideration for off-road parking to the front area, 'bin storage area can be accommodated as requested in order to avoid 'whodiebin' refuse receptacles from being on street views, materials used shall be matching of those to the existing properties adjacent And it can be clearly proven that the proposed extension to the rear avoids impact on any lines of sight's taken @ 45° etc And there are no principal side facing windows to the gable end wall of N° 199 - opposite.

• Worth pointing out evidence of several other large two storey / single storey extension to many of the semi-det'd dwellings on this stretch of road between N°s 151 - 217 Bury New Road as well as around the corner up onto Brackley, folded towards Ainsworth. I myself produced plans for a much larger two storey side / single storey rear extension @ N° 205 which itself already had a single storey rear extension which was submitted / approved by 'burea Planning' many back in Nov 09 App N° 51954 and I don't ever remember being asked for supplementary evidence to demonstrate its suitability etc from the planning department / (Green Belt?)

• In summary, I do understand the need to follow such guidelines / tests set out in the 'N. P. P. F' particularly for Green Belt areas and properties within them but bearing in mind the low-level single

Storey Scale of the proposal. The footprint of the proposed scheme compared to its with large air raid, the design and compliance to all planning policies And the applicants personal desire for much needed extra space on the ground floor for their young family, we would hope to persuade you that the factors alone are ample reason to enable the works to proceed, let alone the existence of several other large house/home extensions on adjacent properties along this stretch of road and the existence of "Class A Permitted Development right to extend and extend again using the more recent "Prior Notice system, to the rear which would equate to a similar volume increase in excess of the regulatory 33% void of any strict planning control, policy, NPPF etc/approvals... etc.

We trust the above and enclosed is satisfactory and finally allows you to validate the application accordingly bearing in mind its submission 22 days ago.

Regards: Simon Jackson (Agent)

(on behalf of Mr & Mrs Cayle)

App No 68669, 197. but new Rd, Block ①

Volume calculations

original, as built (1933) semi-det dwelling

$$\textcircled{1} \times \textcircled{W} \times \textcircled{H} \text{ to eaves} = 7.28 \times 6.3 \times 5.0 = 229.32 \text{ m}^3$$

Roof

$$= \frac{1}{2} \textcircled{B} \times \textcircled{H} \times \textcircled{L} \times 2 = \frac{1}{2} \frac{3.64}{2} \times 3.0 \times 2.65 = 28.94 \text{ m}^3$$

Roof lwp

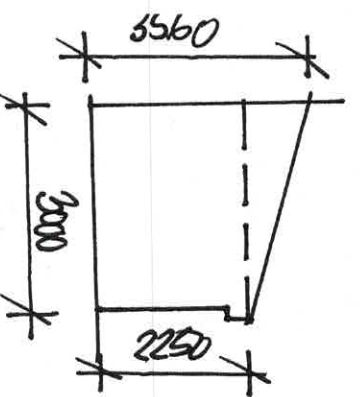
$$\frac{1}{2} \textcircled{B} \times \textcircled{H} \times \textcircled{L}$$

$$\frac{3.64}{2} \times 3.0 \times 3.65 \times 2$$

$$= 19.93 \text{ m}^3$$

$$2 \text{ Total volume of Ashm 11 House} = \frac{278.19 \text{ m}^3}{\times 33\% \cdot \frac{1}{3} = 93 \text{ m}^3}$$

Existing Rear Extension



$$\bullet \text{ Base} = 3.0 \times 5.9 \times 2.25 = 39.82$$

$$\bullet \text{ Roof } \frac{1}{2} \textcircled{B} \times \textcircled{H} \times \textcircled{L}$$

$$= 3.0 \div 2 \times 1.31 \times 5.9 = 11.59$$

$$\text{Volume of Ext'n} = \underline{51.41 \text{ m}^3}$$

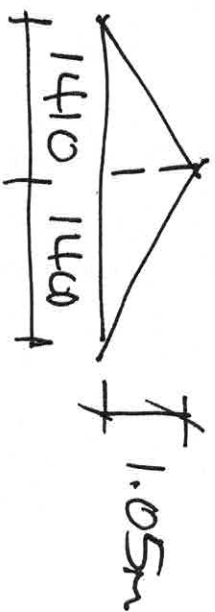
(2)

Proposed side / leaf extension

$$\begin{array}{rcl}
 \text{Base} = 2.4 \times 7.28 \times 2.25 & = & 39.31 \\
 - 2.5 \times 3.00 \times 2.25 & = & 16.88 \\
 3.60 \times 2.812 \times 2.25 & = & 22.78
 \end{array}$$

$$\text{Roof} = \frac{1}{2} (B) \times (H) \times (L)$$

$$\begin{array}{rcl}
 \frac{2.4}{2} \times 1.35 \times 7.28 & = & 11.79
 \end{array}$$



$$\frac{1}{2} (B) \times (H) \times (L) \times 2$$

$$\frac{1}{2} \times 1.41 \times 1.05 \times 6.56 = 9.71$$

$$\text{Volume of proposed extension} = \frac{100.47 \text{ m}^3}{}$$

$$\begin{array}{l}
 \text{Total volume of } \text{Exg} / \text{proposed extension} \\
 = 152 \text{ m}^3
 \end{array}$$