



**Erection of self-contained granny annex ancillary to the
existing dwelling**

Address:

Whipney House,

Whipney Lane,

Greenmount,

BL8 4HT

Volume Statement



1. Whipney House and some of the surrounding garden area



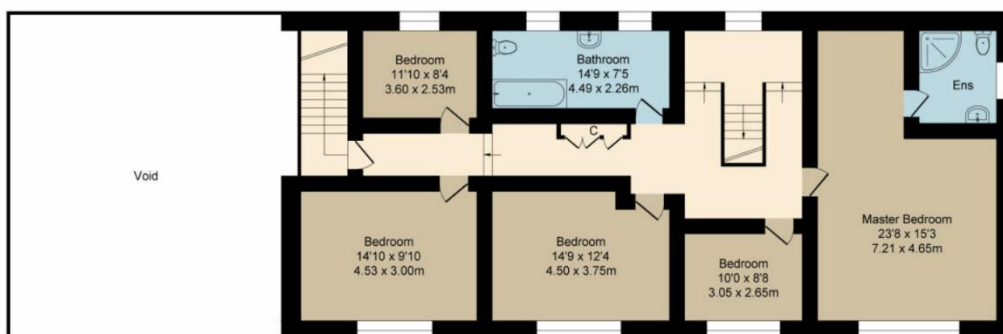
2. Boundary photograph of all site including adjacent field

1. Introduction - National and Local Green Belt Policy:

House extensions in the Green Belt are considered in line with the tests set out within the National Planning Policy Framework where the impact upon openness must be considered. Paragraph 145 (c) confirms that extensions and alterations to dwellings can be appropriate provided that they do not result in disproportionate additions over and above the size of the original building.

The Councils supplementary planning guidance document 6, considers that in general, but subject to the individual merits of each scheme, additions of up to one third (33%) could be supported so long as the addition maintains the openness of Green Belt.

2. Existing House building Area & Volume



First Floor
Approx. Floor
Area 1382 Sq.Ft
(128.4 Sq.M.)



Ground Floor
Approx. Floor
Area 2371 Sq.Ft
(220.3 Sq.M.)

Calculations

Existing House – Area – Ground Floor – 220.30m²

First Floor - 128.40m²

Total area - 346.68m²

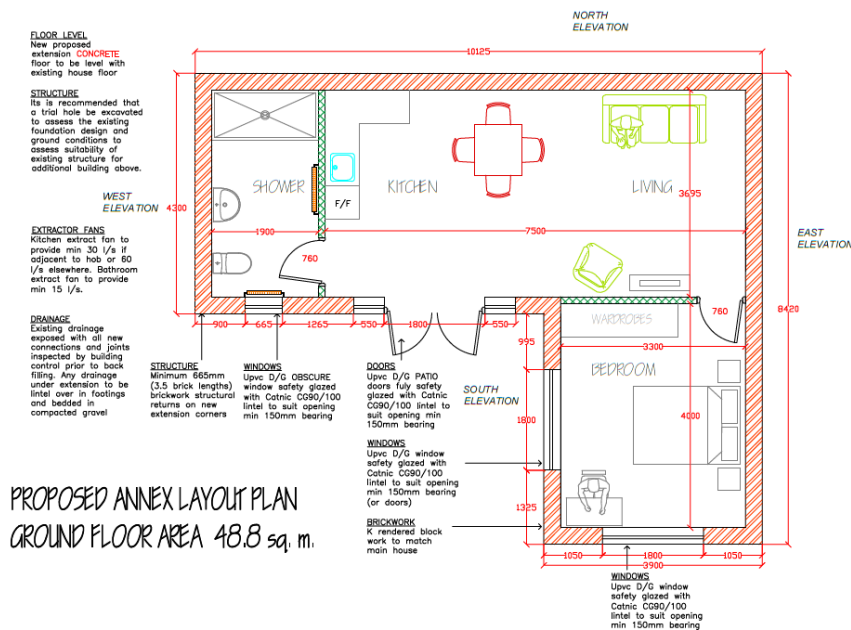
Existing House – Volume equals total area x ceiling floor heights (2.7m)– Ground Floor

Ground Floor – 220.30 x 2.7 = 594.81m³

First Floor - 128.40 x 2.7 = 346.68 m³

Total House Volume - 941.49 m³ (excluding roofs, conservatory and porch)

3. Proposed Annex building Area & Volume





Calculations

Proposed Annex – Area -Ground Floor – 48.80m²

Total area - 48.80m²

Proposed Annex – Volume equals total area x ceiling floor heights (2.6m max)– Ground Floor

Ground Floor – 48.80 x 2.6 = 126.88m³

Total Annex Volume - 126.88 m³ (excluding roof)

4. Green Belt Policy Compliance

Existing House Volume - 941.49 m³ (excluding roofs, conservatory and porch)

Proposed Annex Volume - 126.88 m³ (excluding roof)

Green Belt allowed percentage – **33%**

**Proposed annex percentage increase of volume to main house volume
= 13.48%**

The proposed annex volume is lower than the 33% increase permitted in the Greenbelt so the planning application meets policy requirements as stated.

The volume allowance of the removal of the stable block has not been included but this amount was advised could be used as an allowance if required by planning officer during site meeting.