

Location: 125, STARLING ROAD, BURY. BL8 2HF

Proposal: Single Storey Side Extension.

VOLUME ADDITIONS STATEMENT.

The request from the local authority to justify the size of the replacement property: 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.

We will therefore require a statement from you to set out the volume of the proposed extension over and above the original dwelling. In addition to this, were the proposals exceed the 33%, this would represent a materially larger extension and therefore, you would be required to demonstrate very special circumstances in line with para. 143. This statement should be in line with the requirements of the NPPF and you may need professional assistance to respond to this.

As the applicant require a 4.0m rear extension, an application was submitted under the Larger Home Extension scheme Ref 72205 and a Notice of Prior Approval Determination was accepted in September 2025.

If we consider the volumes of the existing property, the proposed property and the potential additions to the current property under Permitted Development Rights.

Volume Calculations.

Existing Property	323.7m ³
Proposed Property	498.0m ³

54% increase over the existing property

Considering Other Options;

Existing Property + Larger Home Extension + Potential 3.0m Side Extension

Existing Property	323.7m ³
Larger home extension (4.0m)	75.2m ³
3.0m Single Storey Side Extension	75.2m ³
	474.1m ³

5% increase over the existing property with this option.

The figures show that the proposed additions to the property give an increase of 54% over the existing property, if the Permitted Developments additions are taken into consideration (474.1m³), then the extensions noted on the proposed planning application (498.0m³) would result in an increase of 5% over the potential development of the property.

The property is in a designated Greenbelt, but to the general public it gives the impression of a residential appearance when travelling along Starling Road.

The site measures approx. 10.5m wide and 52.0m deep covering an area of 546m², the proposed development occupies an area of 109.0m², which is only 20% of the land. There is approx. 39.0m from the rear boundary to the rear wall of the proposed extension, therefore the proposed extension would have little or no detrimental impact on the greenbelt.

The proposed single storey extension by its nature is not overly dominant to the main building, there is no overshadowing to adjacent property at 123 Starling Road and the adjoining property at 127 Starling Road as been consulted under the Larger Home Extensions scheme.