**Brookville, Littlewick road, Horsell. GU21 4XR**

PLAN/2019/0344 was refused because the increase in volume would result in a disproportionate increase in the bulk of the original building and would therefore have too great an impact on the Green belt. On the basis of this advice the attached submittal has been carefully developed in order to increase the size of the property whilst carefully considering the impact upon the Green belt. The advice given following application PLAN/2019/0344 was that any future submittal should consider additional volume to be between 20% and 40%. There have also been several planning application granted from properties nearby that exceed this guidance.

The calculations display the additional volume that a loft conversion (certificate of lawful development obtained PLAN/2020/0859) would create whilst utilising as much as possible the volume of the existing house to increase our living space. The ground level extension has been designed in such a way as to ensure we do not go over the suggested limit of 40% whilst allowing for the volume used in converting the loft.

The existing house volume without the roof is **298.7m3** this includes the rear single-skin toilet and the bay window at the front.

The existing roof volume calculated from the planning portal website is **65m3**.

**The original total house volume is 298.7m3 + 65m3 = 363.7m3.**

The following would be our maximum allowance based on 40% - 363.7m3 x 1.4= **509.1m3**

**Therefore the maximum additional volume is 145.4m3**

**Roof volume calculations**

The proposed new roof volume following conversion is **104m3**.

Therefor the roof volume will increase by **39m3**.

**The existing house volume with the loft converted** is **298.7m3 + 104m3 = 402.7m3.**

**With the single storey rear toilet/utility (12.1m3) demolished as part of the ground floor extension**

**We are at a volume of 390.6m3.**

Therefor there is an increase in total volume following the loft conversion of **26.9m3.** This is a total volume increase when considering the whole property of **7.4%**.

**Ground floor volume calculations**

**We would have used 7.4% of our volume uplift in the loft conversion leaving 32.6% for the ground floor extension. Which is a volume of 118.6m3.**

**Please see attached drawing for the proposed ground floor rear and side extension. The floor area of this addition is 39m2.**

**At a (flat) roof height of 3.00m the ground floor extension would add 117m3.**

**Considering the roof and ground floor volume additions together gives**

**117m3 + 26.9m3 = 143.9m3**

**Total volume following all works 507.6m3.**

**A TOTAL VOLUME UPLIFT OF 39.6%.**

**Ground floor area calculations**

Existing ground floor area 52.29m2 + 4.15m2 + 1.26m2 = 57.7m2

Additional ground floor area 39m2 – 4.15m2 = 34.85m2

Total new ground floor area = 92.55m2 an increase of 60.4%