



Four Architects Ltd.
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18.08.2020

REPLACEMENT DWELLING – GREEN VILLA – GREENHALGH LANE

The application is for a replacement dwelling on the site where the applicant currently lives. As can be seen from the proposed drawings the proposed replacement dwelling is to be traditional in form and sit on the same building as the existing dwelling.

We have undertaken an analysis what could be achieved under permitted development and taken this area to inform the size of the proposed new dwelling. If we were to extend the dwelling under permitted development we would be able to get a Gross Internal Floor Area of 223sqm.

What we have proposed is to remove the existing dwellings / outbuildings which are an overall sqm of 141sqm and a replacement dwelling at 254sqm. We believe that this is a suitable size for the replacement dwelling and fits with the local policies.

The proposal above falls within the local planning H7

Policy H7

*Replacements of, and Extensions to, Existing Homes in the Countryside
Proposals to replace and / or to extend an existing home in the countryside will be permitted where the following criteria are met:*

- a. The replacement or extended home is increased in size by no more than 33% calculated in relation to the ground floor area of the original home; and*
- b. The appearance of a replacement home respects the character of the surrounding rural area and the appearance of an extended home respects the character of the original building and the surrounding rural area.*

Existing Sqm – 171sqm
Proposed Sqm – 180sqm
33% of 171sqm = 56.43sqm

The appearance is traditional in appearance and follows the current building line of the street-scene. We believe that what is proposed is a suitable replacement.