

GREEN BELT IMPACT STATEMENT

Tunley Moss Farm House
10 Tunley Moss
Wrightington
Wigan
WN6 9RQ

NPPF 2012 paragraph 145 states that:

“A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

..... the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.”

West Lancashire Council – Supplementary Document – Development in the Green Belt states:

Proposals for an extension to an existing building within the Green Belt should satisfy each of the following criteria:

(a) The existing building is lawful and permanent in nature;

The existing building is lawful and of a permanent nature.

(b) The total volume of the proposal, together with any previous extensions, alterations and non-original outbuildings, would not result in an increase of more than 40% above the volume of the original building.

The proposed first floor extension increases the volume of the building by 34m³ which is an approximate increase of 7% above the existing volume which we consider to be a modest proportionate addition. Furthermore, the total volume increase including the to be rebuilt snug is 62m³ and therefore adds only an approximate 13% overall addition to the building site. The new first floor extension to the property is within the existing boundary of the site and is surrounded by mature gardens and adjacent dwellings.

Volume calculations

Existing building	486m ³		
Additions	28m ³	=	6%
Proposed	34m ³	=	7%

Area calculations

Existing Building	122m ²
Additions	8m ²
Proposed	8m ²

(c) The design of the extension or alteration is in keeping with the original form and appearance of the building and does not materially harm the openness of the Green Belt through excessive scale or bulk, or by virtue of its location. It should also be in keeping with the character of the area and appropriate in terms of design and materials.

The extensions are to be constructed from similar materials to the existing and to include rendered walls and slate roof. The extension does not increase the residential curtilage. The extension is small in proportion and is in a concealed position. The therefore does not harm the openness of the Green Belt through excessive scale or bulk, or by virtue of its location.

With reference to NPPF paragraph 145, plus demonstration of the limited new volume and floor area plus scale when considered against the existing, we assert that the proposals do not constitute inappropriate development in green belt.