

**GREEN BELT STATEMENT IN SUPPORT OF PLANNING APPLICATION FOR
DEMOLITION OF EXISTING CONSERVATORY & ERECTION OF SINGLE-STOREY
REAR EXTENSION AT 'LAKESIDE', LEES LANE, DALTON, WN8 7RE**

APPLICATION REF: 2022/0776/FUL

Background

The original dwelling is as shown on the submitted drawing number EX-01. The property hasn't been previously extended other than for the addition of a small conservatory at the rear as shown on drawing number EX-01. The conservatory will be demolished to make way for the proposed extension, it isn't therefore included in the volume calculations.

A detached double garage was granted planning permission in 2002; the volume of the garage is included in the volume calculations.

Volume Calculations

Volume of original dwelling	=930 cub.m
40% (max. volume increase)	=372 cub.m
Volume of proposed rear extension	=82 cub.m
Volume of previously added detached garage	=132 cub.m
Total volume added to property	= <u>214 cub.m</u>

Proposed percentage increase in volume over original building: $214 / 930 \times 100\% = 23\%$

The proposed extension is therefore within the volume limits referred to in Policy GB4 of the Supplementary Planning Document, 'Development in the Green Belt' October 2015.

Design / Scale

The design of the extension is in-keeping with the original form and appearance of the building, i.e. simple footprint and roof slope. It does not materially harm the openness of the Green Belt through excessive scale or bulk by virtue of its design, and indeed its location tucked away at the rear of the property in an area shielded from view on all sides.

It is in-keeping with the character of the area and appropriate in terms of the proposed building materials of natural slate roof and natural stonework to match the existing property.

14.08.2022