

Gross Property Volume Calculations

For

Swingle Swangle Cottage

Brenchley Road,

Matfield, Kent.

TN12 7DT



North East (Front) Elevation - Brenchley Road

1. Gross Property Volume Calculation.

1.1 Policy P11 - States any enlargements must be modest and in scale with the original dwelling, whilst not visually dominating the house or causing it to be poorly proportioned. An extension must not detract from the dwellings character or setting or be designed in such a way that future sub division of the property to form a separate dwelling could be possible. Modest in the context of Policy is defined as if it would result in an increase of approximately 50% of the volume of the dwelling or 150 cubic meters, gross, whichever is the greater, subject to a maximum of 250 cubic meters (gross)a

Existing 2 Storey Dwelling - (Rear alterations incorporated within the existing)

	L.	D.	H.	
<u>Ground Floor</u> -	7.0m x 7.4m =		51.8m ²	
	1.4m x 4.7m =		<u>6.6m²</u>	
			58.4m ² x 2.3m	= 134.3m ³
Music -	2.25m x 3.3m =		7.4m ² x 2.4m	= 17.8m ³
Lobby -	2.6m x 1.3m =		3.4m ² x 2.1m	= 7.1m ³
<u>First Floor</u> -	8.3m x 3.5m =		29.0m ²	
Beds 1, 2 & 3	3.9m x 4.4m =		<u>17.2m²</u>	
			46.2m ² x 2.8m	= 129.4m ³
Bath & Hall	2.7m x 3.9m =		10.5m ² x 2.3m	= 24.2m ³
Dormer -	1.0m x 0.8m =		0.8m ² x 1.2m	= 0.96m ³
Chimney -	0.8m x 1.6m =		1.28m ² x 1.3m	= <u>1.7m³</u>
			Total Volume of Existing Dwelling	= 315m³

Proposed Extension/s

	L.	D.	H.	
<u>Ground Floor</u>				
Sitting Room -	2.3m x 1.2m =		2.8m ² x 2.8m	= 7.8m ³
Wc & Utility -	2.7m x 2.0m =		5.4m ² x 2.4m	= <u>13m³</u>
			Total Volume of Extension	= 20.8m³

Policy H11 Allowable - "approximately" 50% of 315m³ = 157m³

The proposed 20.8m³ extension is approximately 13% of the allowable percentage or 6% of the existing properties gross volume.

Existing 2 Storey Dwelling - (Rear alterations excluded from the existing)

	L.	D.	H.	
<u>Ground Floor</u> -	7.0m x 7.4m =		51.8m ²	
	1.4m x 4.7m =		<u>6.6m²</u>	
			58.4m ² x 2.3m	= 134.3m ³
<u>First Floor</u> -	8.3m x 3.5m =		29.0m ²	
Beds 1, 2 & 3	3.9m x 4.4m =		<u>17.2m²</u>	
			46.2m ² x 2.8m	= 129.4m ³
Bath & Hall	2.7m x 3.9m =		10.5m ² x 2.3m	= 24.2m ³
Dormer -	1.0m x 0.8m =		0.8m ² x 1.2m	= 0.96m ³
Chimney -	0.8m x 1.6m =		1.28m ² x 1.3m	= <u>1.7m³</u>
			Total Volume of Existing Dwelling	= 290.6m³

Proposed Extension/s

	L.	D.	H.	
<u>Ground Floor</u>				
Music -	2.25m x 3.3m =		7.4m ² x 2.4m	= 17.8m ³
Lobby -	2.6m x 1.3m =		3.4m ² x 2.1m	= 7.1m ³
Sitting Room -	2.3mm x 1.2m =		2.8m ² x 2.8m	= 7.8m ³
Wc & Utility -	2.7m x 2.0m =		5.4m ² x 2.4m	= <u>13m³</u>
			Total Volume of Extension	= 45.7m³

Policy H11 Allowable - "approximately" 50% of 290m³ = 145m³

The proposed 45.7m³ extension is approximately 31% of the allowable percentage or 16% of the existing properties gross volume.