

GREEN BELT ASSESSMENT

FOR

PLANNING APPLICATION

24/00670/HOUSE

DOVER BECK HOUSE

GONALSTON LANE

EPPERSTONE NG14 6BE

EXISTING HOUSE CONSTRUCTED IN MARCH 1991 REFERENCE 87901325

EXISTING FLOOR AREA= 174M²

DETACHED GARAGES= 46.2M²

EXISTING VOLUME OF HOUSE= 538.65M³

DETACHED GARAGES= 173.23M³

CONSERVATORY BUILT REFERENCE 95/50561/FUL

FLOOR AREA= 10.35M²

VOLUME= 27M³

FLOOR AREA % OF ORIGINAL= 5.9%

VOLUME % OF ORIGINAL= 5%

SINGLE STOREY SIDE EXTENSION REFERENCE 15/0110/FUL

FLOOR AREA= 6.48M²

VOLUME= 22M³

FLOOR AREA% OF ORIGINAL= 3.72%

VOLUME % OF ORIGINAL HOUSE= 4%

**CURRENT PLANNING APPLICATION TO REMOVE CONSERVATORY AND REPLACEMENT
EXTENSION REFERENCE 24/00670/HOUSE**

FLOOR AREA= 19.2M²

VOLUME= 53.68M³

FLOOR AREA % OF ORIGINAL= 11%

VOLUME % OF ORIGINAL HOUSE= 9.9%

CONCLUSION

THE EXISTING CONSERVATORY IS TO BE DEMOLISHED AND REPLACED WITH A SLIGHTLY LARGER SINGLE STOREY REAR EXTENSION. THE SINGLE STOREY SIDE EXTENSION 15/0110/FUL PLUS THE NEW EXTENSION HAVE INCREASED THE FLOOR AREA BY 14.7% AND THE VOLUME BY 14% WHICH IS LESS THAN THE 50% REQUIREMENT OF THE PLANNING POLICY PERMITTED IN THE GREEN BELT.