

2 FIELD VIEW LANE

NORDEN

ROCHDALE

OL12 7TS

17th May 2024

PLANNING REFERENCE 24/00449/HOUS

GREENBELT STATEMENT FOR FRONT PORCH AND WC EXTENSION TO

2 FIELD VIEW LANE

INTRODUCTION

The house is a three storey, 3-bedroom, end of terrace house with detached garaging, built circa 2017, the house has not been extended.

The floor area of the existing house is 114.87 M2

The floor area of the proposed extension is 3.80M2

Representing a 3.31% increase in house floor area

The extension is to be built in matching materials.

JUSTIFICATION

Typically, extensions in the green belt are allowable providing the percentage does not exceed circa 30% of the original house floor space.

This extension is single storey and represents a floor area increase over the original house of just 3.80% which is well under the maximum figure of 30%.

For reasons that the additional floor space of the extension is well under the permitted greenbelt maximum and the porch is aesthetically in keeping with the original house we consider that this modest porch / wc extension is an acceptable development within the green belt