

Green Belt Statement

849 Rochdale Road, Middleton, M24 2RA

1. Introduction

- 1.1. This statement has been prepared to support the application for a proposed single-storey rear extension located within green belt land.

2. Project Description

- 2.1. The original dwelling is a 3-bedroom semi-detached property which has a redbrick external outer skin and uPVC windows. Adjoining neighbour has a single-storey extension which extends approximately 3m.
- 2.2. The proposal includes the construction of a single-storey rear extension extending 4 meters, featuring a lean-to roof design with integrated skylights. The rear-facing elevation will incorporate bi-fold doors to maximize natural light and connectivity with the external environment. Due to the sloping nature of the site, where the ground level descends along the length of the extension, a raised platform is proposed to provide a functional transition from the bi-fold doors to the garden area.

3. Volume Increase

- 3.1. The volume of the proposed extension (lean-to-roof) and the original dwelling (pitched roof - one end hip) was determined using the Planning Portal volume calculator.
- 3.2. The required values of the lean-to-roof extension calculator are H=2.23m, W=4.00m, L=6.02m, Z (Roof Height) = 1.25m. **Volume = approx. 69m³**
- 3.3. The required values of the original dwelling (pitched roof - one end hip) calculator are H=5.12m, W=7.50m, L=6.17m, O=2.17m, P=3.10m, Q=3.10m. **Volume = approx. 279m³**
- 3.4. The decking has a **Volume = approx. 7m³**
- 3.5. **Percentage increase = approx. 27%**

4. Assessment of Impact

- 4.1. The National Planning Policy Framework states *“the extension or alteration of a building provided it does not result in disproportionate additions over and above the size of the original dwelling”*. The percentage increase of the proposed extension amounts to 27% the volume of the original dwelling which is not overbearing.

5. Conclusion

- 5.1. Considering that the proposed extension results in a total property volume increase of only 27%, this should not be regarded as disproportionate. Furthermore, it is important to note that the adjoining neighbour has already constructed a 3-meter extension, which would leave a mere 1-meter difference between habitable rooms. Taking these factors into account, the proposed project complies with the provisions of the National Planning Policy Framework and remains consistent with the character of the surrounding area.