



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: November 2022

Our ref: 22.2952

Your ref:

Green Belt Impact Assessment

Application Type: Householder Application
Proposal: First Floor Rear Extension
Location: 33/35 Thornham Lane, Middleton, M24 2RE

The proposed development is a first floor rear extension to an existing end terrace property

The extract below indicates the position of the site in the greenbelt.



The development increases the volume of the original property by 34%, the extension is positioned above a previous single storey rear extension. The extension forms a continuation of the existing first floor rear wall to the exiting protrusion. The new roof raises the ridge to meet the higher ridge of the exiting dwelling. The extension will be rendered to match the existing property. The amount of development is small in comparison to the host dwelling, taking no additional footprint or removing garden / amenity area and enhances the applicants use roof the dwelling provided additional space to the family, overall the extension does not have a negative impact on the street scene, adjacent properties, or Greenbelt.

The original volume - $219\text{m}^3 + 235\text{m}^3 = 454\text{m}^3$

The proposed volume (ex GF + Prop FF) - 157m^3

Volume percentage increase - **34%**