

Holly Farm, Kinder Road, Hayfield SK22 2LE
Green Belt Volume Calculations January 2021

Original Dwelling	m3	m2
A) Main Structure (Dwelling)		98.4
B) Curtilage		1327
Area around original house (A-B)		1228.6
Maximum allowable additions (area around original house /2)		614.3

Buildings to be removed	m3	m2
Building A	42.98	4.5
Building B	24.2	12.27
Building C	8.69	4.5
Building D	5.58	3.13
Building E	9.23	4.64
Totals	90.68	29.04

Permitted Development Options for Outbuildings	m3	m2
1) Outbuilding A	467.41	176
2) Outbuilding B	492.75	147.74

New Annexe	m3	m2
New Dwelling	144.71	47.5

Conclusions

We strongly believe that the proposals are acceptable in Green Belt terms and the very special circumstances are as follows:

- Replacement building will provide an Annexe for a dependant relative.
- The removal of the existing buildings will enhance the site, Greenbelt and wider Conservation Area.
- The proposed building will be more in-keeping in terms of traditional construction materials used.
- There is a credible and realistic Permitted Development fall-back position which should be given material weight.
- Volume and footprint increase is marginal particularly when the Permitted Development fall back is considered.
- A planning condition relating to landscaping improvements could greatly improve the immediate site.