

Impact on Greenbelt

8 Droughts Lane, Simister, Prestwich

The application site is set in a residential cul de sac in Simister village which itself is washed over by the designated green belt. There are houses to the front and side and the property has a very large rear garden.

The proposal has been designed to comply with the design guide for residential extensions.

A typical two storey side extension has been added, at some stage, amounting to a 47% increase in volume and this would be retained.

A "hotchpotch" of two storey and single storey additions, including a workshop/store, have been added to the rear amounting to a 43% increase in volume but all of these would be removed to allow for the new extension.

The proposed extension amounts to a 97% increase in volume.

Although the increase in volume exceeds the advice given in SPD 8 it is argued that the proposal does not have any significant impact on the openness of the greenbelt because of the special circumstances outlined below.

The application site is within an established residential area, surrounded by other dwellings, and is not in an open rural setting.

The proposed rear extension would not be visible from the public highway,

In terms of levels, Droughts Lane falls away from Simister Lane and the proposed rear extension would have no impact on the skyline.

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