

Planning Statement

**93 Simister Lane
Prestwich
M25 2SU**

This planning statement is to accompany the householder planning application for extensions and alterations to 93 Simister Lane, Prestwich M25 2SU.

This new proposal represents a significant reduction in volume that has previously been approved under application reference 70479, with no increase in height to the main roof of the property and no extension at first floor to the rear of the property.

This proposal also benefits from a reduction in the number of extensions to the front of the property, instead utilising a single double storey porch design to give a strong focal point with a pitched roof bay window adjacent to same.

This proposal will also utilise self coloured render to the whole dwelling (scrapped finish, colour ivory) which will remove the ad hoc appearance of previous extensions and adaptations that currently dominate the property.

All windows to the west elevation will be obscure glazing.

The footprint area of the extensions are less than those previously approved. The dominant extension to the rear of the property is primarily over existing concrete paving with only the proposed new kitchen annex is less than 25m² in floor area being on turf, all of which would substantiate the proposal as being classed as de minimis for BNG.



Existing concrete paved area to rear