

Extensions In The Green Belt – Supporting Statement

Proposed Extension and Alteration to modernize a family home.

93 Simister Lane, Prestwich. M25 2SU.

The existing volume of house 1250m³

Volume of proposed extensions 524.4m³

Total volume increase 41.9% (21.1% less than that approved by the Council under planning application ref 70479)

The application site, on Simister Lane, is on the main through route through the village to Heywood Old Road. There are almost uninterrupted residential dwellings on both sides of the lane from the motorway bridge to the west through to the Brookvale urbanization to the east. There are allotment gardens and mature trees to the north.

The current proposal will amount to an increase in the volume of the existing property by 41.9% (this being some 21.1% less than that already approved by the Council)

Although the increase in volume exceeds the advice given in SPD 6, It is argued that this proposal does not have a significant impact on the green belt because of the special circumstances outlined below.

The application site is within an established residential area with dwellings to either side and facing with already modernized family homes in proximity.

Planning approval was granted in 1991 at 116 Simister Lane, which added approximately 51% to the original volume.

The two storey/single storey front extension with pitched roof over will visually change the front elevation minimally and provide an attractive focal point.

The rear of the property is not overlooked with open farmland.

The application site is very large amounting to almost 1600Sq.m. and there would therefore be more than adequate amenity space available after the proposed development.

This proposal retains the existing main roof ridge heights etc.