

Green Belt Statement – 57A Simister Ln, Prestwich, Manchester M25 2SU

The application site is located at 57A Simister Lane, within the designated Green Belt. The proposal is for Two storey side extension; Front porch.

The existing dwelling is a modest residential property located along Simister Lane, which forms part of a continuous line of residential development stretching from the motorway bridge in the west through to the Brookvale settlement in the east. The site is surrounded by similar residential properties on both sides and opposite, forming an established residential cluster within the Green Belt.

Volume Calculations

- Original Volume of Dwelling: 300 m³
- Proposed Additional Volume: 181 m³
- Total Percentage Increase: 60 %

Although the proposed volume increase may exceed the advisory thresholds in SPD6, we believe that the proposal remains acceptable within this Green Belt location for the following reasons:

1. **Limited Visual Impact:**
The proposed side extension and porch extension are designed to remain in keeping with the form and scale of the existing dwelling and surrounding properties. The works are domestic in nature and do not introduce a scale or form of development that would appear visually intrusive or prominent in the landscape.
2. **Established Residential Context:**
The site sits within a clearly defined residential area with properties on either side and to the front. The proposal does not encroach on open land and will not affect the openness of the wider Green Belt beyond the established building line.
3. **Amenity Space Retained:**
The property sits within a generous residential plot, and sufficient amenity space will be retained post-development. The scale of the proposal is proportionate to the plot size and setting.

Conclusion

The proposed development will not result in significant harm to the openness or visual amenity of the Green Belt. The design remains sympathetic to the context and scale of surrounding residential properties. Therefore, the proposal is considered to be acceptable in Green Belt terms and in general compliance with the objectives of the local guidance set out in SPD6.