

**93 SIMISTER LANE,  
PRESTWICH  
MANCHESTER  
M25 2SU.**

3 Storey Rear extension, 3No rear dormers, Rear balcony.

Two storey/single storey front extension.

Raise of roof ridge height, Front Velux windows, Loft conversion.

Erection of wall and gate to front and side.

Creation of new vehicle access.

Existing Volume of House - 1250.m<sup>3</sup>.

Proposed Volume of Extension - 801.35m<sup>3</sup>.

Total Volume Increase - 64%

## **Impact on Greenbelt.**

Proposed Extension and Alteration to modernize a family home.

93 Simister Lane, Prestwich. M25 2SU.

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 a 64% increase.

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.

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.

The proposed new development Raising of roof height, being of similar shape and style to existing, would therefore not have any impact on the skyline.

Stephen Starkey.

5 March 2024.