

Impact on Greenbelt

1 Croft Avenue, 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 and bungalows to the side and rear and it would seem that the proposal is in accordance with the design guide for residential extensions.

Planning approval was granted in 2007 for a typical two storey side extension which amounted to a 51% increase in volume.

The current proposal, for a single storey rear extension, would amount to a further 35% increase.

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 single storey rear extension would not be visible from any public highway,

In terms of levels, Croft Avenue does rise slightly but the proposal would have no impact on the skyline.

Nigel Tams

Northside Plans Ltd

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LOCATION PLAN 1 : 1250

1 CROFT AVENUE
PRESTWICH