

Impact on Greenbelt

Proposed single storey front extension and internal alterations to form family annexe and single storey rear extension with balcony.

85 Simister Lane Prestwich

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

Planning approval was granted in 1991 for a front porch, single story dining room extension and garage roof canopy at the front and a two storey and first floor extension at the side. In 2009 planning approval was granted for a conservatory at the rear. These previous developments have added approximately 51% to the original volume.

The current proposal will amount to a further 21% increase.

Although the increase in volume exceeds the advice given in SPD 6, it is argued that this 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 with dwellings to either side and facing.

The single storey front extension is contained within the existing garage canopy roof and so visually, the changes to the front elevation will be minimal.

The rear of the property is not overlooked and there are mature trees providing screening to the north.

The application site is very large amounting to almost 1200sq.m. and there would therefore be more than adequate amenity space available after the proposed development.

The proposed new development, being single storey, would therefore not have any impact on the skyline.

Nigel Tams

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