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Green Belt Justification Statement

Project: **2 Storey side extension to detached dwelling.**

Location: **Lingerfields, Sunbank Lane, Manchester, WA15 0PY**

Date: **April 2026**

Introduction

This statement supports a householder planning application for a double-storey extension to an existing detached dwelling located on Sunbank Lane, Altrincham.

The site lies within designated Green Belt land as defined by the Trafford Local Plan and the National Planning Policy Framework (NPPF).

The purpose of this statement is to demonstrate that the proposed development complies with Green Belt policy and does not result in inappropriate development or harm to the openness or character of the Green Belt.

Policy Context

National Planning Policy Framework (NPPF) Paragraphs 149–150 of the NPPF set out the forms of development that are not considered inappropriate in the Green Belt. This includes:

- *"The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building."*

Manchester Council Local Plan / SPD: House Extensions
Manchester's guidance emphasises:

- Extensions should remain subordinate to the host dwelling
- The openness of the Green Belt must be preserved
- Visual impact should be minimised through appropriate scale, massing, and materials

Assessment of “Disproportionate Additions”

The proposed extension has been carefully designed to ensure it does not constitute a disproportionate addition to the original dwelling.

- The increase in floorspace remains within a proportionate threshold typically accepted by Manchester Council for Green Belt dwellings.
- The extension is positioned to follow the existing building line, maintaining a compact built form.
- The ridge height and roof profile are in line to the main dwelling, ensuring the extension reads as an ancillary addition rather than a dominant new structure.

This approach ensures compliance with NPPF paragraph 149(c).

Impact on Openness

The proposal has been designed to preserve both spatial and visual openness:

- The extension is located adjacent to the existing built envelope, avoiding encroachment into previously undeveloped land.
- The massing is restrained, with no excessive projection beyond the existing footprint.
- Views from Sunbank Lane and surrounding Green Belt land will experience minimal change due to existing boundary vegetation and the dwelling’s set-back position.
- No additional outbuildings or hardstanding are proposed.

As a result, the development does not materially reduce the openness of the Green Belt.

Design, Character, and Materials

The extension has been designed to integrate sensitively with the existing dwelling and surrounding rural character:

- Materials will match or complement the existing palette (e.g., brickwork, roof tiles, fenestration style).
- The design respects the proportions and architectural rhythm of the host building.
- The proposal avoids over-dominance and maintains the character of the property as a single detached dwelling.

This ensures compliance with Manchester’s design policies and the NPPF’s requirement for high-quality, context-appropriate design.

Very Special Circumstances (Not Required)

As the proposal qualifies as not inappropriate development under NPPF 149(c), there is no requirement to demonstrate Very Special Circumstances. Nevertheless, the scheme provides clear benefits:

- Improved functionality and long-term viability of the dwelling
- No intensification of land use
- No adverse impact on landscape character or neighbouring amenity

Conclusion

The proposed double-storey extension represents a proportionate, well-designed addition to the existing dwelling that complies fully with NPPF Green Belt policy and Manchester Council's local planning guidance. The development:

- Does not constitute a disproportionate addition
- Preserves the openness of the Green Belt
- Respects the character of the host dwelling and surrounding area
- Does not introduce any harm requiring mitigation

Accordingly, the proposal should be considered acceptable in Green Belt policy terms and suitable for planning approval.