

Householder Proforma

Application Ref: 2023/0371

Address: The Old Mill House, Old Mill Lane, Thurgoland S35 7EG

Neighbour Representations: none

Property Description:

The dwelling is an extended yellow stone cottage located on the outskirts of Thurgoland. The principal roof of the dwelling is a slate tiled gable roof whilst extension features a steep sloped gable roof with grey tiles. The dwelling is one of a cluster of dwellings in the vicinity with further individual or clusters of dwellings along the length of Old Mill Lane. Gardens encompass three sides of the dwelling whilst a pathway sits between the right-side extension and the boundary treatment. The existing conservatory is sited on the left side of the dwelling.

Proposed:

The proposal is for a single-storey conservatory extension located on the left side elevation of the dwelling. The proposal would replace a smaller, existing conservatory. Unlike the existing conservatory, the proposal would be constructed of matching materials and would feature a tiled pitched roof.

Solar panels are also proposed to be fitted onto the pitched roof of the proposed extension.

Local Plan Designation: Green Belt

Conservation Area: No

Consultations: The Parish council confirmed they have no comments in relation to the application

Relevant History:

B/89/1315/PR Erection of garage and extension to dwelling – Approved 16th August 1989

B/97/0760/PR Erection of conservatory and porch extensions together with internal alterations - Approved 30th July 1997

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Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

Side Extension:	Yes
Single Storey	
1. set back	Yes
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Yes
7. materials to match	Yes
8. neighbouring property extended to side or windows?	Low ground floor side windows, on neighbouring dwelling but suitable boundary treatment & circa 11m distance between dwellings
9. Any change to parking or access?	No

Rear Extension:

	No
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	

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7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing	
4. windows / doors of a similar design / proportion	
5. materials to match	

Dormer Extension

	No
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	
3. Dormers in street scene & similar style?	
4. Set below roof ridge?	
5. Set in [ideally 0.5m] from both the eaves and gable edge?	
6. Set in 0.5m from party walls?	

Garage / Outbuilding*

	No
6. single storey?	
7. height to eaves 2.5m or less?	
8. sympathetic design and materials to main dwelling?	
9. If room in the roof space, is it storage only?	

*granny annexes shouldn't be on this form

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Green Belt:

	Measurements
1. Original dwelling	86.41 sqm
2. proposed extensions	20.56 sqm
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	Current total: 63.88 sqm Total after proposed removal of existing conservatory (8.71 sqm): 55.17 sqm
4. total extensions (including proposed construction and demolition)	75.73 sqm

The proposed extension replaces an unsympathetic conservatory, with a larger conservatory but one which is more in keeping with the character of the dwelling and wider area. Although the area is within the green belt, extensions to dwellings are allowed subject to meeting set criteria outlined in Local Plan policies GB1 and GB2

GB1: “Green Belt will be protected from inappropriate development in accordance with national planning policy”

GB2: Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building” and “All such development will be expected to: Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety.”

Once completed the total footprint of all extensions to the dwelling would total 87.6% of the original dwelling’s size, this takes into account the removal of the existing conservatory. The design of the proposal is superior to the existing conservatory and would not damage residential amenity. There are no changes which would affect highway safety, access, or parking provision to the site.

There are no specific restrictions relating to the installation of solar panels within the Green Belt. However, in addition to some set criteria outlined in the Town and Country Planning

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(General Permitted Development) (England) Order 2015 (GPDO), which this installation appears to meet the following condition of GPDO also applies:

“Equipment on a building should be sited, so far as is practicable, to minimise the effect on the external appearance of the building and the amenity of the area.”

As the panels are proposed on the roof of a ground floor single-storey extension, they are not overtly visually obtrusive and do not affect the amenity of the area.

Recommendation:

Approve with conditions