

Householder Proforma

Application Ref: 2021/0489

Address: Highfield House, Old Mill Lane, Thurgoland, Sheffield, S35 7EG

Neighbour Representations:

No

Property Description: Detached red brick farmhouse, with render to front elevation. The property has previously been extended to the sides and rear, although the extent of this is not known.



Proposed Extension: Proposed replacement of existing garden room extension with single storey extension to dwelling

Local Plan Designation:

Green Belt

Conservation Area:

Yes / No

Relevant History:

B/02/0451/PR Erection of front conservatory extension to dwelling

B/90/0140/PR Erection of extension to dwelling

Acceptable in Principle: Yes – the replacement of the existing garden room with the single storey extension will improve the visual amenity of the dwelling. The proposed materials enhance the front elevation, matching the existing materials. The extension to the front of the property is a modest increase in size from the current garden room. This increase in size does not result in an increase of

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over 100% of the original property size. Historic photographs show that there have been lean to side extensions , although not as they are today since the early 1900s.

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	3.022m
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

Green Belt:

	Measurements
1. existing dwelling	11.79 x 5.77 = 68.02 sq m
2. proposed extension	3.02m x 8.04 = 24.28
3. any existing extensions	Rear extension - 29.6m Side extension – 2.28
4. total extensions (including proposed)	67.48

Recommendation: Approve with conditions