

Application Ref:

2021/0872

Address:

The Oaks, Lower Haigh Head, Hoylandswaine, Sheffield, S36 7JT

Neighbour Representations: No

Penistone Town Council: No comments received

Property Description:

The property is a detached L-shaped Bungalow set within a large plot off Lower Haigh Head, Hoylandswaine. The property is constructed of stone with a tiled roof. The property has an existing front extension that is used as a garage and utility and a conservatory to the rear elevation. There is also a small car port structure attached to the garage.



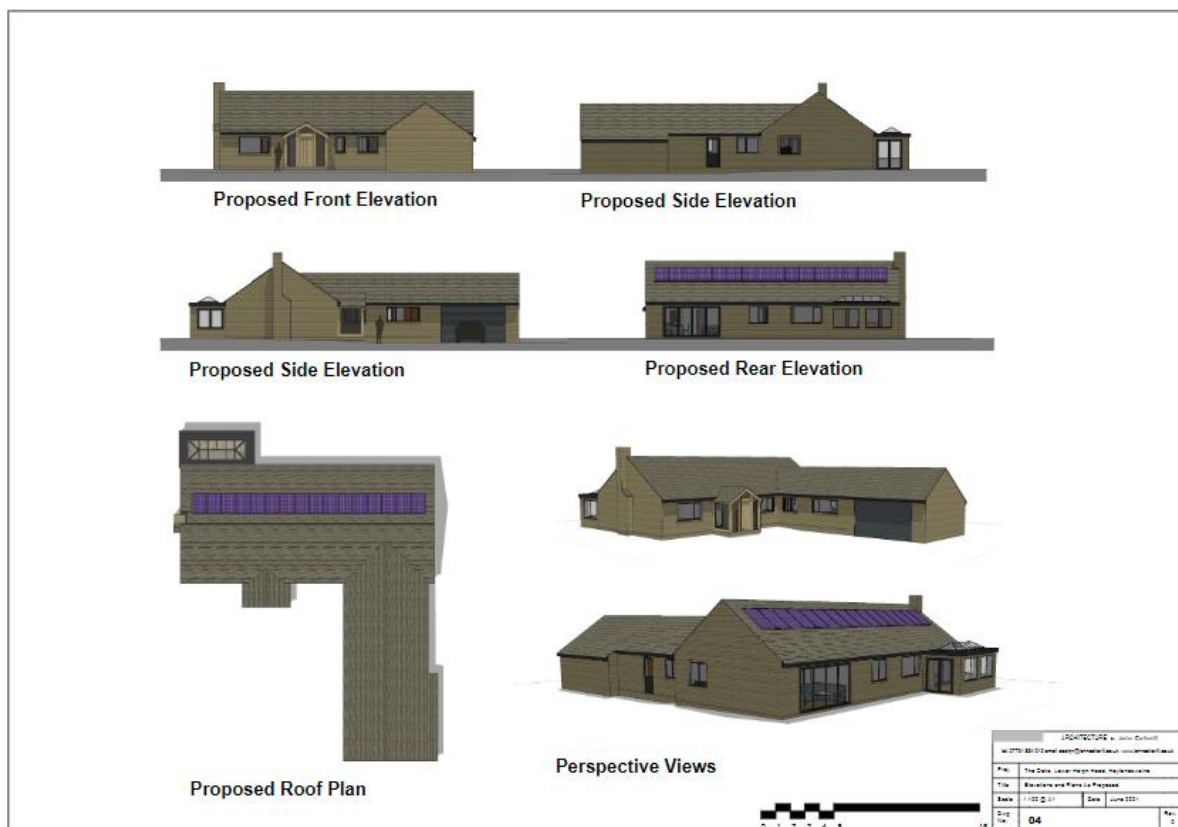
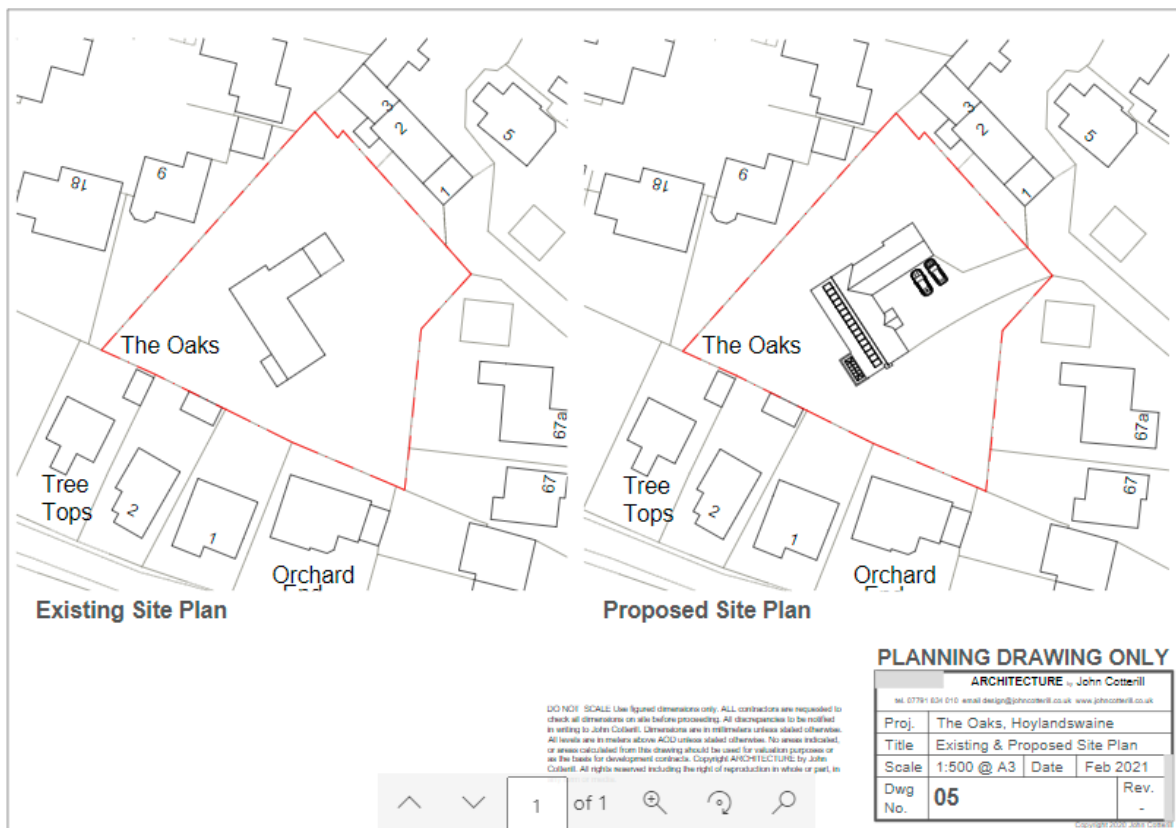


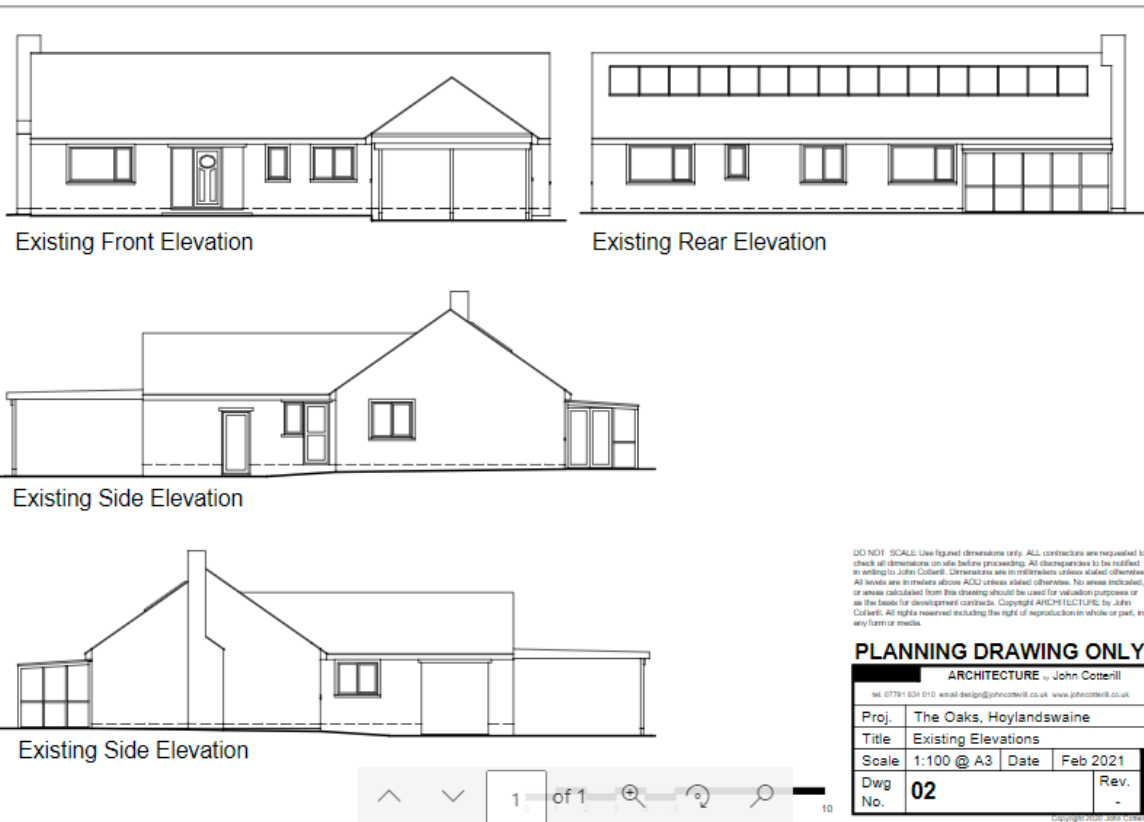
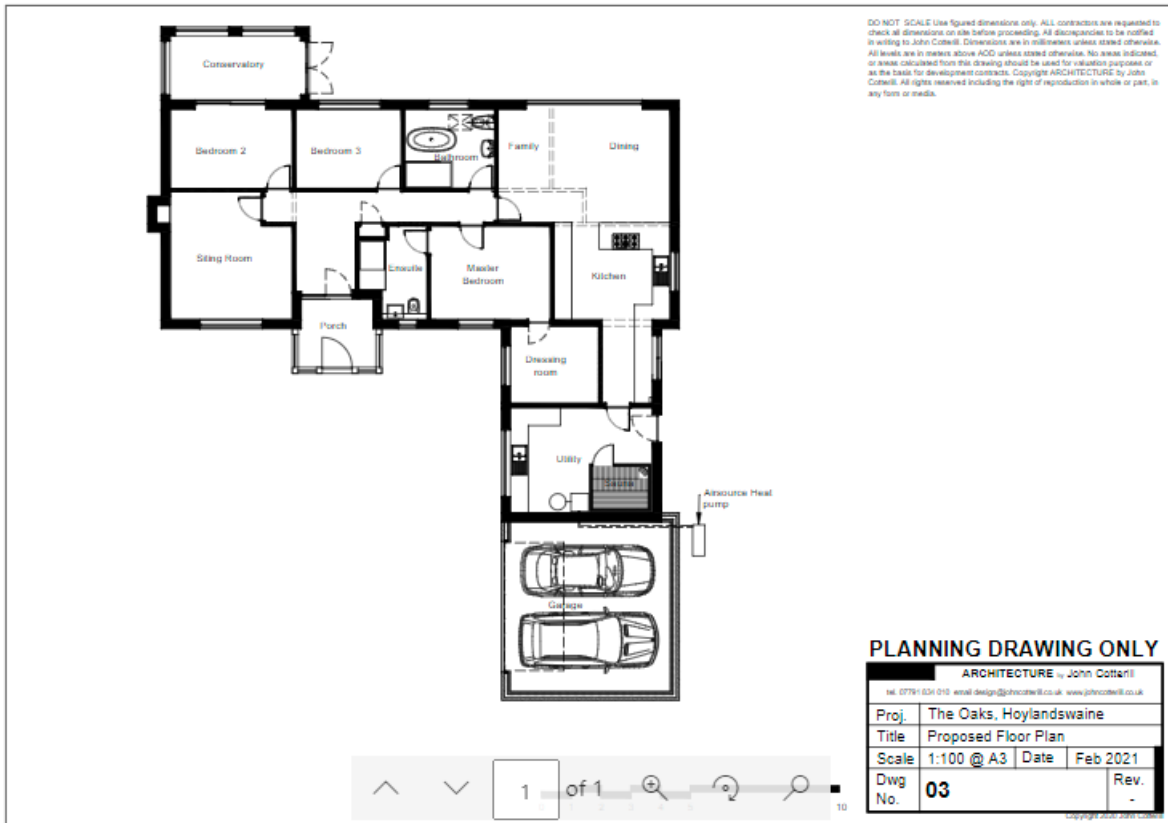


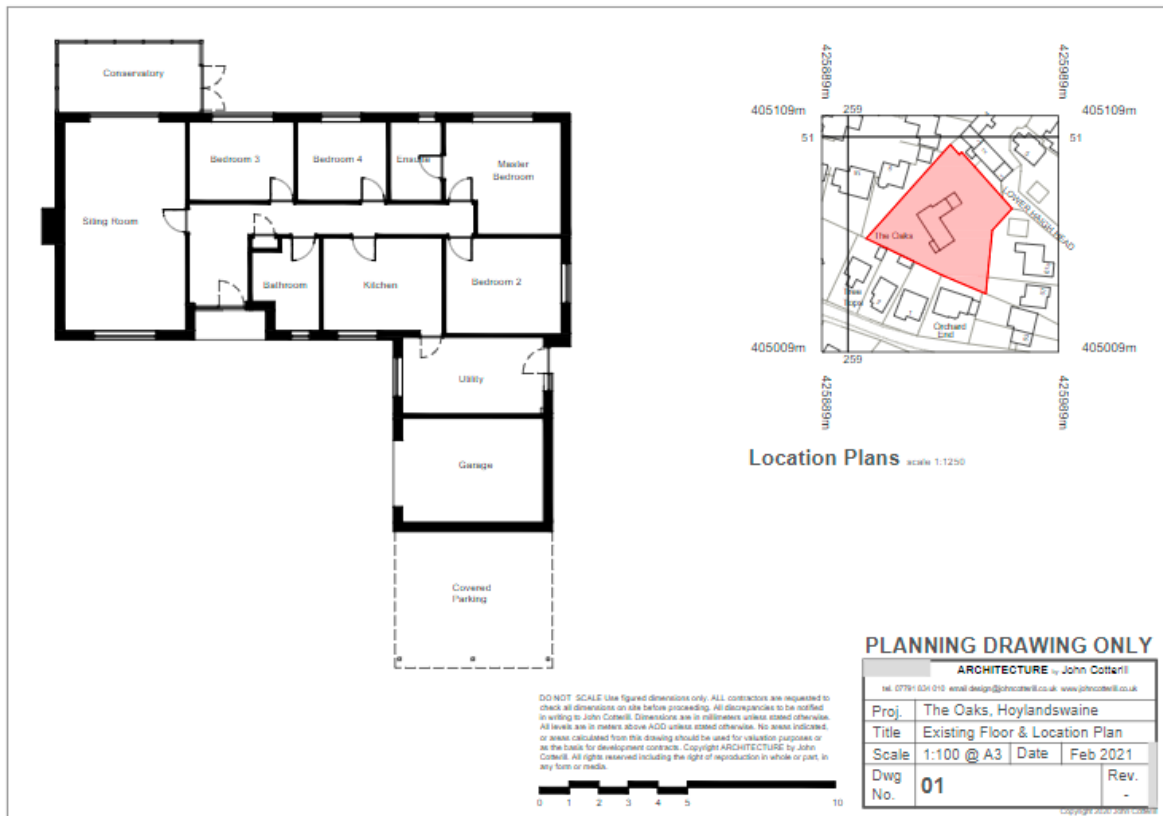
Proposal

The proposal involves the erection of side/front extension to form garage measuring 6m by 6m to replace the existing car port structure, the construction of new porch with a projection of 1.5m and replacement of existing conservatory measuring 5m by 2.5m which is permitted development. The proposal also includes the conversion of the garage to living accommodation which is also permitted development.

The extensions would be constructed of matching materials. Solar panels are shown on the plans to the roof of the existing dwelling which are permitted development.







Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History:

B/85/0583/PU - Erection of bungalow (outline) and proposed alterations to existing vehicular access

B/86/1264/PU – Erection of bungalow and garage

Acceptable in Principle: Yes

Side/Front attached Garage Extension		Yes / No (include comment if required)
Single Storey		
1.	set back	No
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 and design corresponds to existing	Yes – this is an L-shaped property therefore the extension of the garage to the front/side is considered to be acceptable. The roof follows the roof pitch of the existing dwelling. The extension would allow for the removal of the car port which would be an improvement.

5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No neighbouring properties significantly affected by the proposal due to the property being situated within a large plot.
9. Any change to parking or access?	The proposal includes a double garage, however sufficient parking also exists within the plot.

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	Detached property - no limits on projection. The proposal is for a small conservatory with a projection of 2.5m which is permitted development.
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	Yes
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	Yes windows to side but the conservatory is set away from boundaries with adjacent properties and would not significantly overlook.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes – small porch
2. small projection? (confirm measurement)	Yes 1.5m
3. roof design corresponds to existing	Yes pitched roof

4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes matching materials but with a timber oak frame which is acceptable.

Dormer Extension

	Yes / No (include comment if required)
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*

	Yes / No (include comment if required)
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

Green Belt:

	Measurements
1. Original dwelling	
2. proposed extensions (x 2)	
3. any existing extensions	
4. total extensions (including proposed)	

Recommendation:

Approve with conditions