

Householder Proforma

Application Ref: 2021/1585

Address: Lower Judd Field Farm, Judd Field Lane, Cubley, S36 9FF



Neighbour Representations: No objections

Consultations:

Penistone Town Council – No objections

Langset Parish Council – No comments

Property Description:

The site lies off a narrow country lane (Judd Field Lane) which provides access to a small number of farm buildings and barn conversions. The property is a barn conversion, which comprises 2 dwellings within a linear building. The property is the smaller of the 2, 2 story in height and located to the South of its neighbours. The property comprises a large stone-built dwelling, with a pitched roof and front porch, and has a large curtilage, the majority of which is located to the front and side of the property. The property is located in Cubley, and set within the Green Belt countryside, surrounded by farming land.

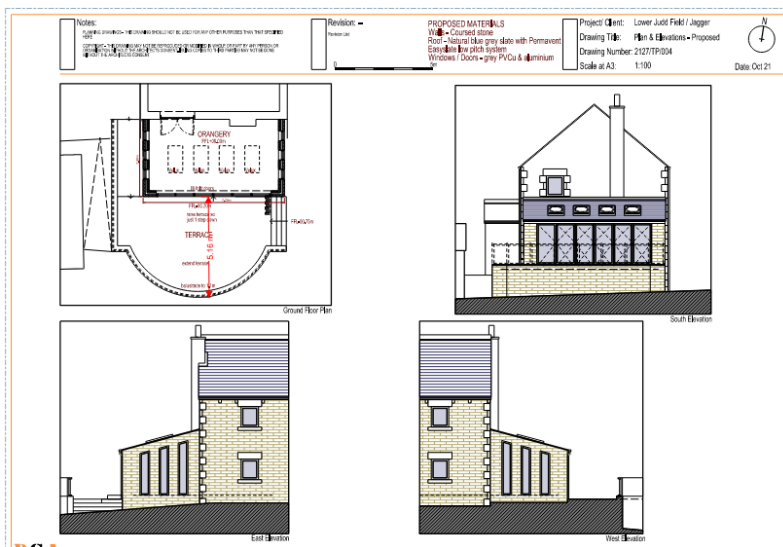
The property has been extended with a single storey side conservatory extension, and a large, detached garage adjacent. There is also what appears to be another converted much smaller farm building utilised as garden storage within the side garden area.

Proposed:

The proposal is for the erection of a single storey side extension to the south elevation replacing the existing conservatory. The proposal will be on the same footprint 3.96m x 7.25m, 2.4m to the eaves and 3.79m total height. The proposal will provide an orangery style extension with 3 long narrow windows on each side elevation and bi folding doors with 6 panels leading to the proposed raised terrace. 4 Velux windows will provide additional light into the room. The materials will be coursed stone and natural blue grey slate with permanent easyslate low pitch system, the windows and doors will be grey PVCu and aluminium. The materials will match those found in the existing property.

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The raised terrace will project into the side garden by approximately 5.15m In a semi-circle shape, will be raised at a height of 1.76m at the highest point and will have balustrade at 1.1m high. The terrace will be built in matching coursed stone.



Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

B/89/0274 Conversion of barns into 2 dwellings

Acceptable in Principle:

The proposed extension will replace the existing conservatory within the same footprint and will therefore not exceed the 100% Green Belt limit. The proposals are in matching materials and the design is more sympathetic to the main dwelling and style than the existing conservatory by way of a lean-to more traditional design. The proposed glazing is not entirely in keeping with this converted barn, but will compliment the old and new design of the property, of which a large expanse of glazing is already existing. The proposals are in line with Planning Policy and in principle acceptable.

Side Extension:	Yes
Single Storey	
1. set back	0.25m from both the front and rear elevation
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, lean to and matching materials
5. windows / doors of a similar design / proportion	No, the front and rear windows are long and narrow, the side glazed wall (bi fold doors) although not similar in design and proportion, will replace an

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	existing highly glazed conservatory. In this instance the proposed glazing is acceptable.
6. habitable room windows on the side elevation	Yes, not overlooking any neighbouring properties
7. materials to match	Yes in coursed stone and blue grey slate
8. neighbouring property extended to side or windows?	N/A will not be visible from the neighbouring property.
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	
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	

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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

Green Belt:

	Measurements
1. Original dwelling	118sqm
2. proposed extensions	28.13sqm
3. any existing extensions	69.2sqm
4. total extensions (including proposed)	97.33sqm 82%

Recommendation: Approve with conditions