

Householder Proforma

Application Ref: 2022/0928

Address: The Dairy, Cockle Edge, Huddersfield Road, Ingbirchworth, S36 7GF



Neighbour Representations: None

Consultees: Parish Council – No comments received

Property Description: The site is located off Huddersfield Road (A629) in Ingbirchworth, surrounded by agricultural fields and the setting of a farmhouse and converted agricultural barns. The host property is a recently converted agricultural barn known as the Dairy, which is attached to the former farmhouse, with a shared access. The barn was converted under the permitted development rights and prior approval process. The converted property is an attractive 2 storey stone 3 bed dwelling with panoramic views to the rear. The property has an existing 2 storey rear extension clad in wood to the rear, a large patio and a rear garden leading to open fields. Although traditional in its approach the conversion has resulted in modern details including large windows to the rear on both ground floor and first floor levels. Adjacent to the west of the property is the Cow Shed which is a large domestic barn conversion.

Proposed: The proposal is for the erection of a single storey rear extension to the dwelling forming a boot room and sitting room. The extension has been designed with a flat roof, large fully glazed sliding doors facing the rear and a fully glazed door serving the boot room, essentially resulting in a highly glazed façade. The materials are proposed to be in matching stone. A high level window will be located on the side elevation serving the boot room, this will be obscurely glazed. The extension will project to the rear by 3.05m, measure 7.78m in width, 2.53m to the eaves and 2.73m in total height. The projection will mirror the existing extension.

The application also proposes another small flat roofed extension providing a store. This will be built on the existing 2 storey timber clad extension and will continue with timber clad materials. Timber clad double doors will face into the rear garden. This extension will project 0.95m and measure 3.13m in width, 2.53m to the eaves and 2.73m total height.

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

2011/0802 Alterations and extensions to buildings including re-build to form farm shop and tea shop with new access and car park - Refused

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2016/0339 Change of use of redundant farm buildings to form farm shop (A1) and tearoom (A3) - Withdrawn

2017/0343 Prior Notification - Change of Use from Agriculture to Residential

2019/0065 Change of use from agricultural barn to dwellinghouse (Prior Notification) – Required

2019/0486 Discharge of conditions 2, 3, and 4 of application 2019/0065

2019/0520 Two storey rear extension to dwelling – Approve

Acceptable in Principle: In principle extensions to dwellings within the green belt are acceptable as long as they do not exceed the 100% green belt limit. The proposed extension will not result in exceeding the 100% green belt limit and is in principle therefore acceptable.

Side Extension:	No
Single Storey	
1. set back	
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	
5. windows / doors of a similar design / proportion	
6. habitable room windows on the side elevation	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Yes the projection of the glazed rear extension is 3.05m in line with policy. The projection of the store when measured

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	along with the existing will total 4m which is also in line with Local Plan Policy.
3. if more than 3m are the eaves more than 2.5m in height?	The eaves are 2.53m which is just over the recommended 2.5m, and with a total height of 2.73m. The proposal is for a flat roofed extension and although just over the recommended eaves height, the additional impact to the adjoining property will be minimal and is not expected to cause any excessive overshadowing to the adjoining neighbours. It is noted that the adjoining property has an existing rear extension which further mitigates any potential impact.
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 stone to the rear sitting room and boot room, and timber clad to the store which will match the existing property.
7. roof design compliments / ties in well	The proposed roof type is flat, and although will not match the existing property, due to the tall windows on the first floor, a flat roof design is the only suitable roof type within this location. Furthermore, it should be noted that the barn conversion has a contemporary ambiance to the rear of the property, therefore when viewed alongside the modern additions is not expected to appear at odds within this setting.
8. habitable room windows on the side elevation?	No, a high-level window serving the boot room is proposed, although this will be obscurely glazed and is not expected to cause any overlooking in compliance with Local Plan Policy.
9. distance to rear boundary (shared with another residential property) 10m or more?	The rear boundary is not shared with another residential property.

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	

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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

Green Belt:

	Measurements
1. Original dwelling	143.7m ²
2. proposed extensions	Boot room and sitting room 23.73m ² Store 2.97 m ²
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	Two storey rear extension 16.8m ²
4. total extensions (including proposed)	43.5m ²

Recommendation: Approve with conditions