

Householder Proforma

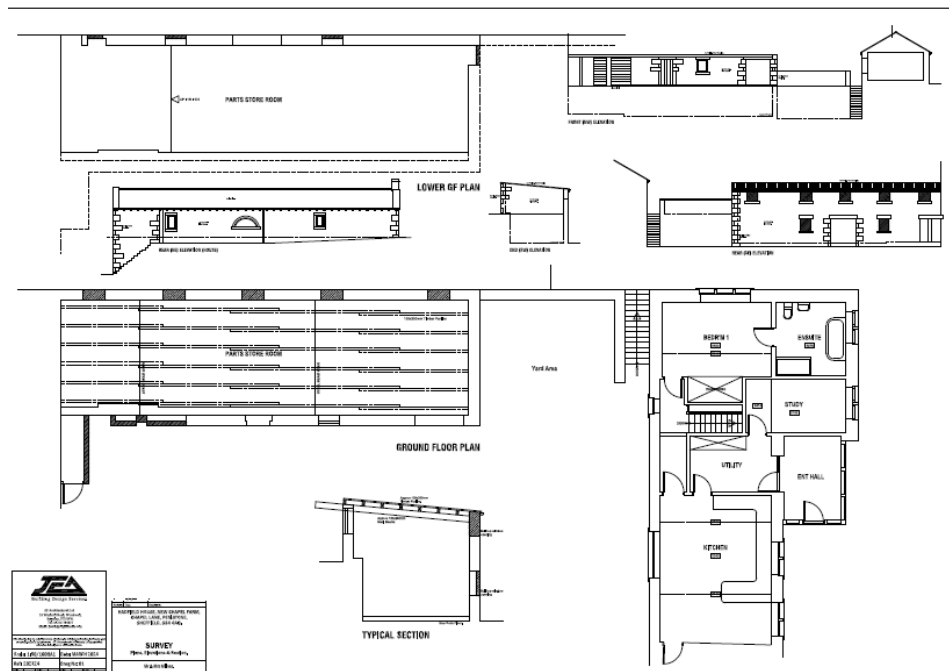
Application Ref: 2024/0788 **Address:** Hadfield House, New Chapel Farm, Chapel Lane, Penistone, Sheffield, S36 6AQ

Applicant: Mr & Mrs Milnes

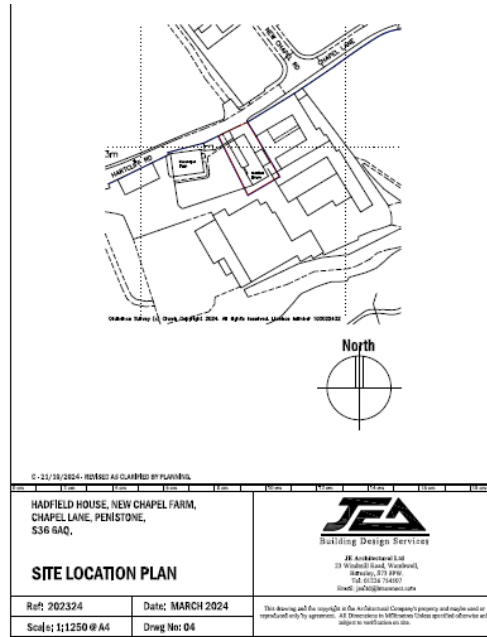
Application: Single storey side extension to single storey detached dwelling (Amended Description)

Neighbour Representations: None

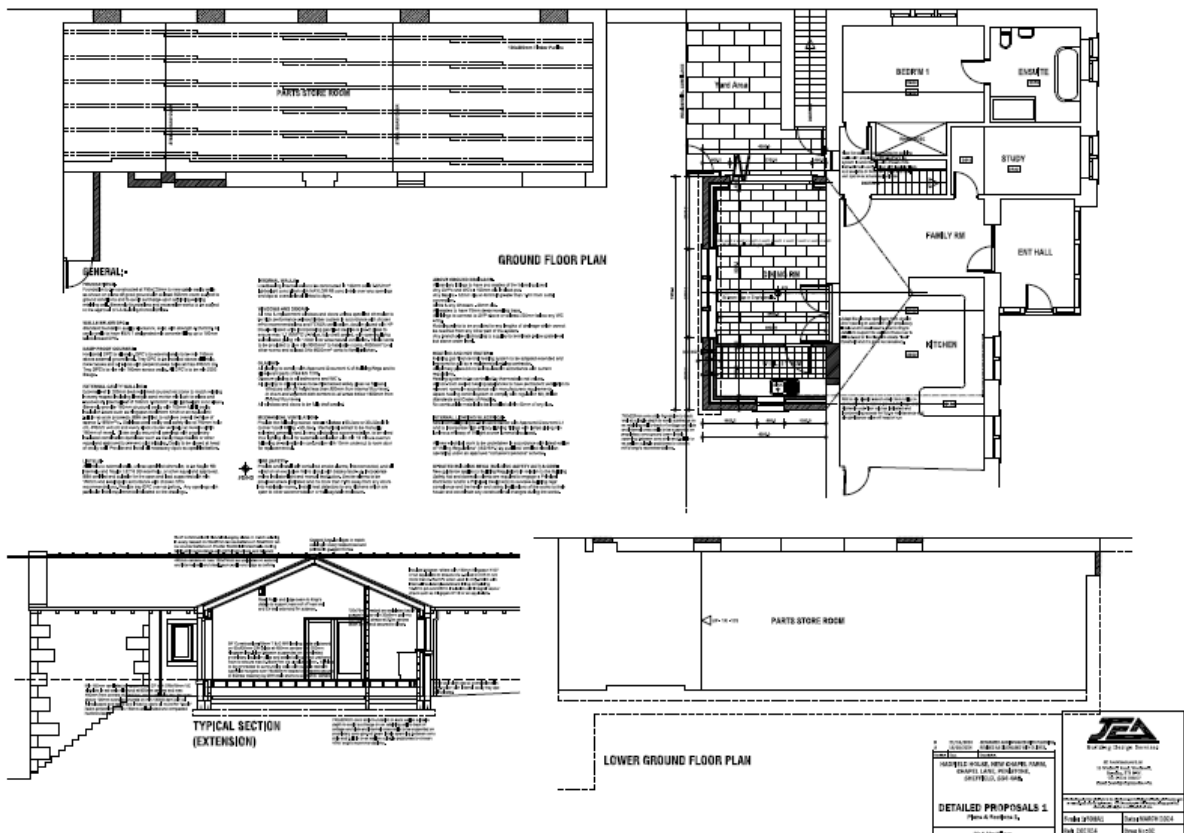
Property Description: Hadfield House is an agricultural workers dwelling used in connection with New Chapel Farm. New Chapel Farm is set within the Green Belt and is located on the outskirts of Penistone. The property is a linier barn conversion with an extension located on the front elevation. To the east of the property are a number of disused stone built buildings set around a courtyard utilised for parking vehicles associated with the farm. To the west of the site is New Chapel Farmhouse. The property is accessed from Hartcliff Road with the side elevation road facing. The property is located within the grounds of the farmstead.



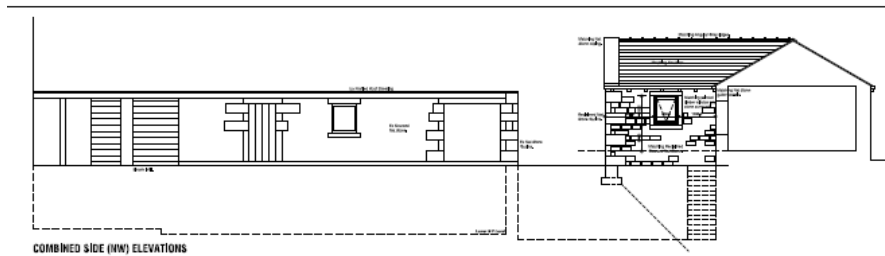
Householder Proforma



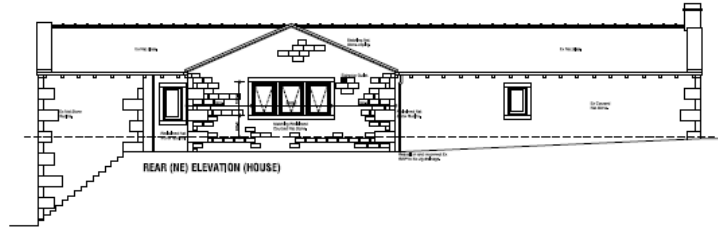
Proposed: The proposal is to erect a single storey rear extension to the property which will face into the courtyard. The extension will provide a dining room and utility. The proposal will be constructed in matching materials and will measure 7.65m x 4m, 2.91m to the eaves and 4.71m total height. Patio doors will face into a small, paved garden area and a bank of 3 windows will face the courtyard. The proposal has been designed with a pitched roof to match the existing.



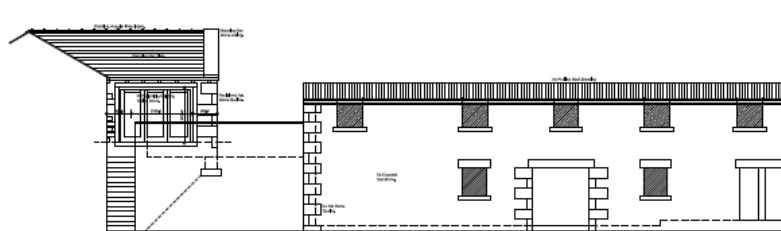
Householder Proforma



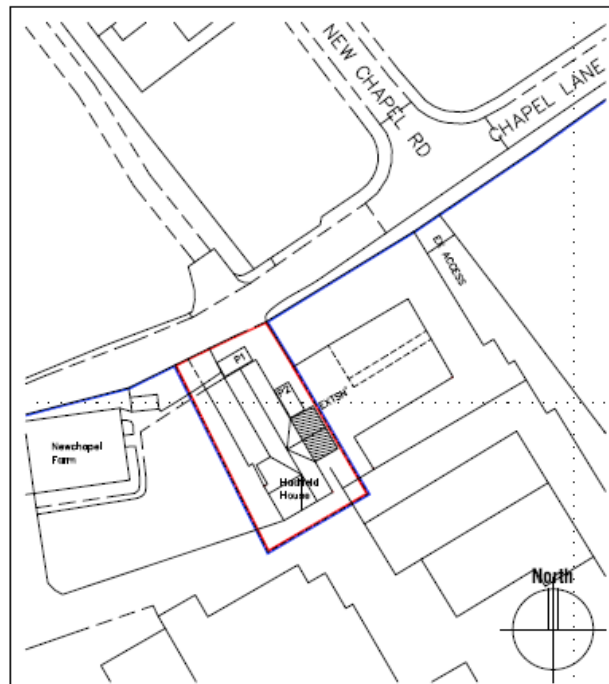
COMBINED SIDE (NW) ELEVATIONS



REAR (NE) ELEVATION (HOUSE)



COMBINED SIDE (SE) ELEVATIONS



0 - 00/12/2024 - PARKING CLARIFIED FOR PLANNING.

HADFIELD HOUSE, NEW CHAPEL FARM,
CHAPEL LANE, PENISTONE,
S36 6AQ.

BLOCK PLAN

Ref: 202324

Date: MARCH 2024

Scale: 1:500 @ A4

Drwg No: 05



JEA Architectural Ltd
23 Washfield Road, Washfield,
Barnsley, S75 2PW
Tel: 01224 754667
Email: jae@jeaarchitect.com

This drawing and the copyright in the Architectural Company's property and materials used or reproduced only by agreement. All Directions to Mitigation unless granted otherwise and subject to verification on site.

Householder Proforma

Consultations:

Highways - the proposal is for the building to remain under the control of the applicant and be used as an agricultural workers' dwelling in perpetuity. As such, the worry regarding access to other properties within the farm is less of a concern and HDC would not wish to raise objection to the scheme so long as it is not intended to put the dwelling on the open market.

Biodiversity – No objections subject to conditions

Penistone Town Council – No comments received

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

B/90/1430/PU Conversion of farm building to dwelling

B/92/0529/PU Conversion of implement shed to farm workers dwelling.

2017/0631 Erection of side extension to dwelling - Approve with Conditions

B/97/0130/PU Erection of agricultural building

2018/0241 Use of land and buildings for the purposes of agriculture, purchase, sale, repair, service and maintenance and hire of agricultural machinery (Certificate of Lawfulness) - Lawful

Development Certificate - Granted

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

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?	

Householder Proforma

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?	Detached
3. if more than 3m are the eaves more than 2.5m in height?	No, the eaves are 2.91m which although is higher than usually acceptable, however, the eaves are in line with the existing property therefore in this instance the proposal is acceptable. Furthermore, given the stand-alone position of the property the proposal is not expected to cause any loss of residential amenity in line with planning policy.
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 match
7. roof design compliments / ties in well	Yes, pitched roof to match the host property.
8. habitable room windows on the side elevation?	Yes, although there are no immediate neighbours affected.
9. distance to rear boundary (shared with another residential property) 10m or more?	The proposal will be built up to the rear boundary however there are no residential properties located to the rear of this site.

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	

Householder Proforma

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*

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	134.01sqm
2. proposed extensions	30.06sqm
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	28.11sqm
4. total extensions (including proposed)	43%

The proposal is relatively small scale and is not expected to detract from the character of the original property in line with planning policy. The proposal is contained within the confines of the farm and due to the positioning is not expected to compromise the visual amenity of surrounding area. The materials will be matching, and due to the relatively small scale of the proposal and the location

Householder Proforma

within the confines of the existing courtyard the proposal is not expected to impact the openness of the greenbelt in line with planning policy.

The Councils highways department had some initial concerns with the proposed parking provision, however as the property has been previously conditioned to only be used as an agricultural worker's dwelling associated with the farm and the surrounding courtyard is within the same ownership the highways section have not sought to object to the application. The proposal is therefore not expected to impact on the local highway. For this reason the proposal is found acceptable in terms of highway safety.

Recommendation: Grant subject to conditions