

Application Ref:

2021/0736

Address:

268 Barnsley Road, Hoylandswaine, Sheffield, S36 7JA

Neighbour Representations: No

Penistone Town Council: No objections

Conservation Officer: No objections

Property Description:

The property is a detached dwelling set on Barnsley Road, Hoylandswaine. The property has a large rear garden area which is partly terraced and extends to agricultural land to the rear. The site is set within the Hoylandswaine Conservation Area and within the Green Belt.



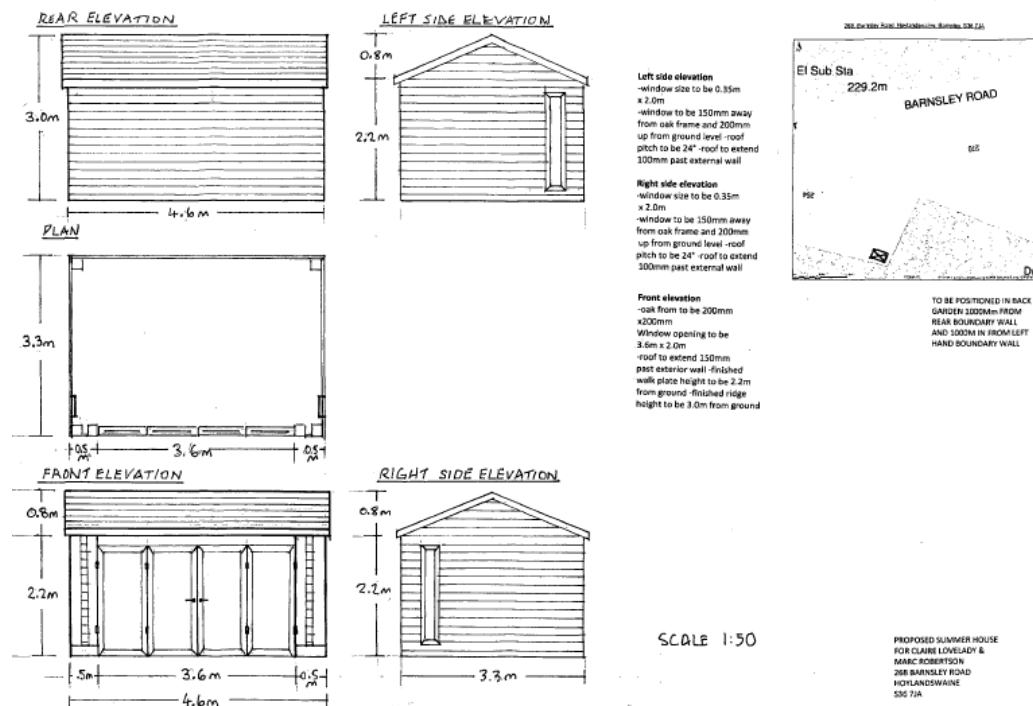






Proposed Extension:

Erection of detached garden office/summer room. The proposed summerhouse is to be constructed of timber with a cedar shingle roof and measures approx. 3.3m by 3.6m. The overall height is 3m to the pitch of the roof and the eaves are approx. 2.2m. The front elevation is glazed with small windows to the side elevations. The summerhouse is to be located towards the rear garden boundary on the area shown above. The building requires Planning Permission as it is set within 2m of the boundary and exceeds 2.5m in height.



Local Plan Designation: Green Belt

Conservation Area: Yes

Relevant History:

2015/0324 - Demolition of existing rear conservatory and erection of rear extension, front porch and detached garage to dwelling - Withdrawn

2015/1540 - Demolition of existing rear conservatory and erection of rear extension, and attached garage and terrace extension to front of dwelling (Resubmission) – approved with conditions

Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
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 / No (include comment if required)
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:

	Yes / No (include comment if required)
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	

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?	Yes
7. height to eaves 2.5m or less?	Yes
8. sympathetic design and materials to main dwelling?	The proposal is for a timber summerhouse however this is acceptable as it is situated at the end of the garden and is not visible from Barnsley Road. Conservation Officer has no objections.
9. If room in the roof space, is it storage only?	N/A

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
1. Original dwelling (including two storey front projection on OS plan at 1948.	166.6sqm – measurements taken from previous officer report 2015/1450
2. proposed extensions	11.8sqm
3. any existing extensions	47sqm – measurements taken from previous officer report 2015/1450
4. total extensions (including proposed)	58.8sqm

Recommendation:

Approve with conditions