

# Householder Proforma

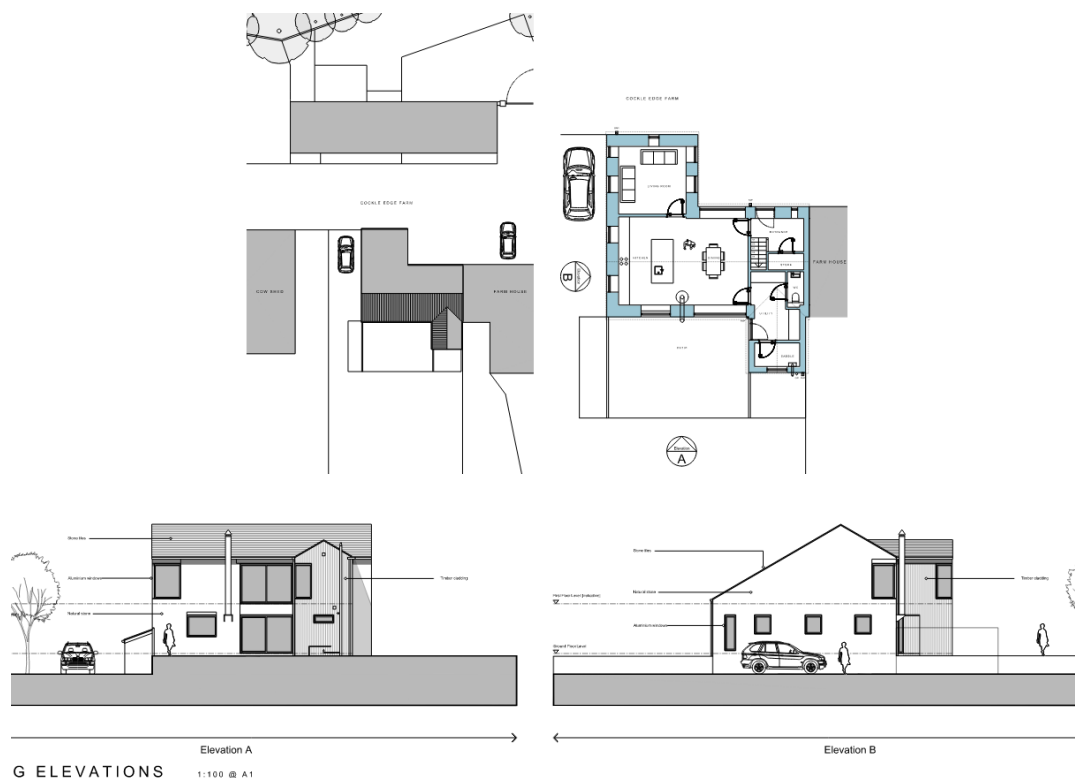
**Application Ref:** 2023/0314

**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 two storey stone three bed dwelling with panoramic views to the rear. The property has an existing two 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 boot room will project 4.35m and measure 1.88m in width, 2.65m to the eaves, 2.75m total height and the attached sitting room will project 3.05m, measure 5.90m in width, 2.58m to the eaves and 2.73m total height. The boot room will be built in matching stone and the sitting room will have a fully glazed elevation of sliding doors. The entire extension will have a flat roof and the boot room will have a side facing high level window.

The application also proposes another small flat roofed extension providing a store. This will be built on the existing two storey timber clad projection and will continue with matching timber clad

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materials. Double doors will face into the rear garden. This extension will project 1.35m and measure 3.13m in width, 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

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

2022/0928 Single storey rear extension – Approve (smaller design)

**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.

<b>Side Extension:</b>	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?	

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## Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	<p>The boot room will project 4.35m and the sitting room 3.05m. This will not impact on the adjoining neighbour due to the position away from the shared boundary.</p> <p>The timber clad storeroom will project a further 1.35m from the existing rear projection which will result in a rear projection of 4.3m in total. This is located on the adjoining boundary therefore will have the potential to impact the adjoining neighbour. The adjoining neighbour has a large two storey projection on the rear elevation which is already overshadowing a window at the rear. The enlargement of the existing timer projection will cause some impact to the neighbour's window however, the rear elevation is south facing, the proposal will have a flat roof and only project a further 1.35m, 0.3m over policy requirements. The previous application allowed a smaller projection of 0.95m. Furthermore, there is an existing boundary fence along the shared boundary, therefore, taking that into account, when assessed along with the sun path and existing projections the increase of 0.3m is not expected to be significant.</p>
3. if more than 3m are the eaves more than 2.5m in height?	<p>The eaves are 2.58m and 2.65m for the boot room and sitting room which is just over the recommended 2.5m, and with a total height of 2.73m. The storeroom has a total height of 2.73m. The boot room and sitting room will not impact the adjoining neighbour as there is a 2-storey extension located on the adjoining boundary.</p> <p>The enlargement of the existing timer projection will cause some impact to the neighbour's window however, the rear elevation is south facing, the proposal will have a flat roof and only project a further 1.35m, 0.3m over policy requirements. The previous application allowed a smaller</p>

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	projection of 0.95m. The neighbour has an existing two storey rear extension which already has some impact on their own rear window. Furthermore, there is an existing boundary fence along the shared boundary, therefore, taking that into account, when assessed along with the sun path and existing projections, the flat roof will help to reduce the potential impact and is therefore acceptable within this setting.
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, the boot room will be stone to match the existing, and timber clad to the store which will also 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 which 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	
5. materials to match	

### Dormer Extension

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	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 <sup>2</sup>
2. proposed extensions	Boot room and sitting room 26.17m <sup>2</sup> Store 4.22m <sup>2</sup>
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 <sup>2</sup>
4. total extensions (including proposed)	47.19m <sup>2</sup>

**Recommendation: Approve with conditions**