

CLEINT:

Mrs L. Tunnaclyffe

TITLE:

Planning Statement.

PROJECT:

Erection of Oak framed first floor side extension.



DATE:

18.09.2020

REF:

NHF-20-R1

LOCATION:

**Nether House Farm
Nether House Lane
Penistone
Sheffield
S36 9FL**

Company No. 11767012

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Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Planning Application for erection of an Oak framed first floor side extension at Nether House Farm, Nether House Lane, Penistone, Sheffield.

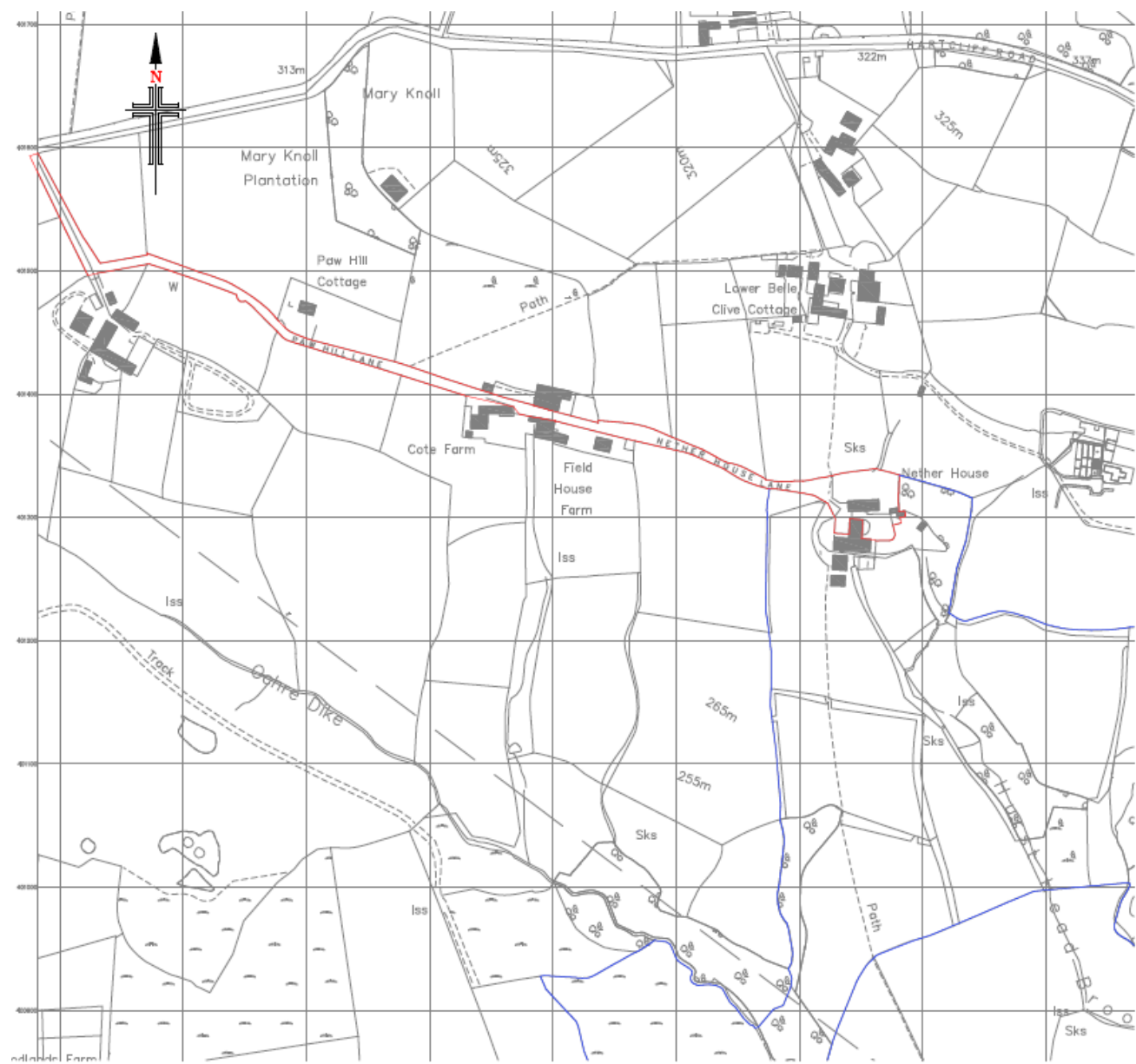
Site Context

- The site is located towards the North West of the City of Sheffield and is positioned to the South West of the town of Penistone. The property is located off the A628 Manchester Road onto Hart cliff Road turning on to Paw Hill Lane which transitions into Nether House Lane. The property is situated in a particularly isolated location.
- The property is well isolated and is a working small holding.
- The existing property is detached and retains a stone slate tiled roof and coursed natural stone work.
- The immediate site is approximately 153620m² / 15.362ha. With an additional approx. 3037m² / 0.3037ha. of domestic curtilage plus the access road.
- The existing property has no local constraints, it is not situated in a conservation area nor is it a listed building and benefits from permitted development rights.
- The property is located in greenbelt.
- It is understood none of the existing trees in close proximity to the site have Tree Protection Orders, however, no trees or hedgerows will be affected by the proposal.
- The proposals all fall within the domestic curtilage, thus not encroaching into the openness of the greenbelt. The proposed seek planning approval for a first floor extension over an existing ground floor projection. First floor level currently provides a terrace so there is no detriment on privacy with the proposed structure.



Location / Ownership

The below plan indicates the clients' ownership boundary:



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Design

The proposed scheme has been carefully designed given its location within the greenbelt. The proposed materials have been selected to compliment the existing farm house and sit subservient to the existing dwelling. The proposed selection of natural materials to include the green oak will age quickly given the exposed nature of the site allowing the oak to silver in appearance and compliment the existing structure. The proposed roof covering will retain a stone slate roof to match the existing, again to ensure the visual appearance is in keeping and subservient.

The proposed application seeks to modify parts of the internal structure in-conjunction with the proposed extension which currently serves as annex accommodation. These proposals will allow for a more complimentary and harmonious subdivision of the existing property to allow our client to provide continuous care for her elderly parents whom also reside at the property whilst maintaining their independence via separate access and living accommodation.

The existing first floor the extension is to be located is currently a terrace, however, due to the prevailing wind and the exposed location is rarely used. The formation of the extension will provide extended living accommodation that is sympathetic to the host dwelling and visual amenity and accords with Local and National policy.

Access

- Access to the existing dwelling will remain unaltered by the proposal.

Parking

- The existing property benefits from ample off road parking for a number of vehicles. The proposals seek to convert the existing garage (1No. garage has already been subdivided) to habitable space.

Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal decision being made.

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National Planning Policy Framework (NPPF) 2019 relevant policies:

- NPPF Chapter 2 Achieving sustainable development
- NPPF Chapter 12 Achieving well-designed places
- NPPF Chapter 13 Protecting Green Belt land
- NPPF Chapter 15 Conserving and enhancing the natural environment

Specific paragraphs:

- Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: — not have a greater impact on the openness of the Green Belt than the existing development
 - NPPF Paragraph 145 section 'g' Proposals affecting the Green Belt



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