Householder Proforma

Application Ref: 2023/0339
Address: Hornthwaite Watermill, Rockside Road, Thurlstone, Sheffield, S36 9RB
Development: Porch extension

Neighbour Representations: Two individual comments of support from the same consulted address were received.

Property Description:

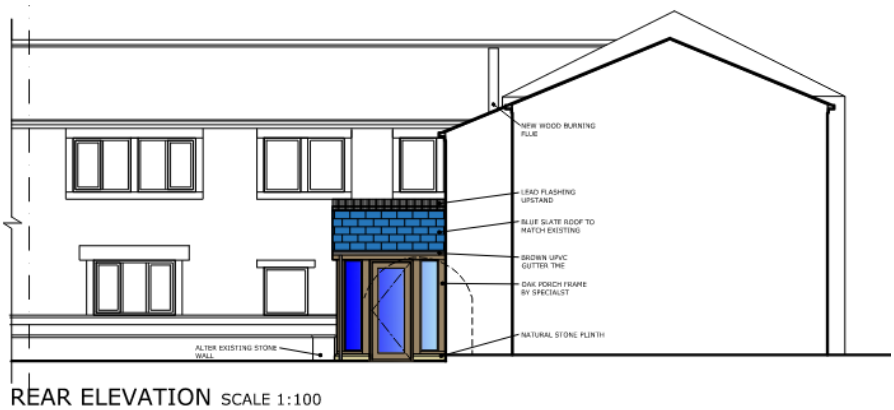
The dwelling is one of a pair of semi-detached dwellings created from the conversion of an old pumping station. The adjacent dwelling is known as the 'Pump House' whilst this dwelling is known as 'Hornthwaite Watermill". Although both dwellings are old, neither are historically listed or within a conservation area. Both dwellings sit within a secluded area off Rockside Road and are hidden from view by trees surrounding the grounds and access road.

The dwelling is predominantly constructed of weathered yellow stone and a slate roof. There is a 2010 two-storey extension to the dwelling which is constructed of similar materials but is yet to appear as weathered.

Proposed:

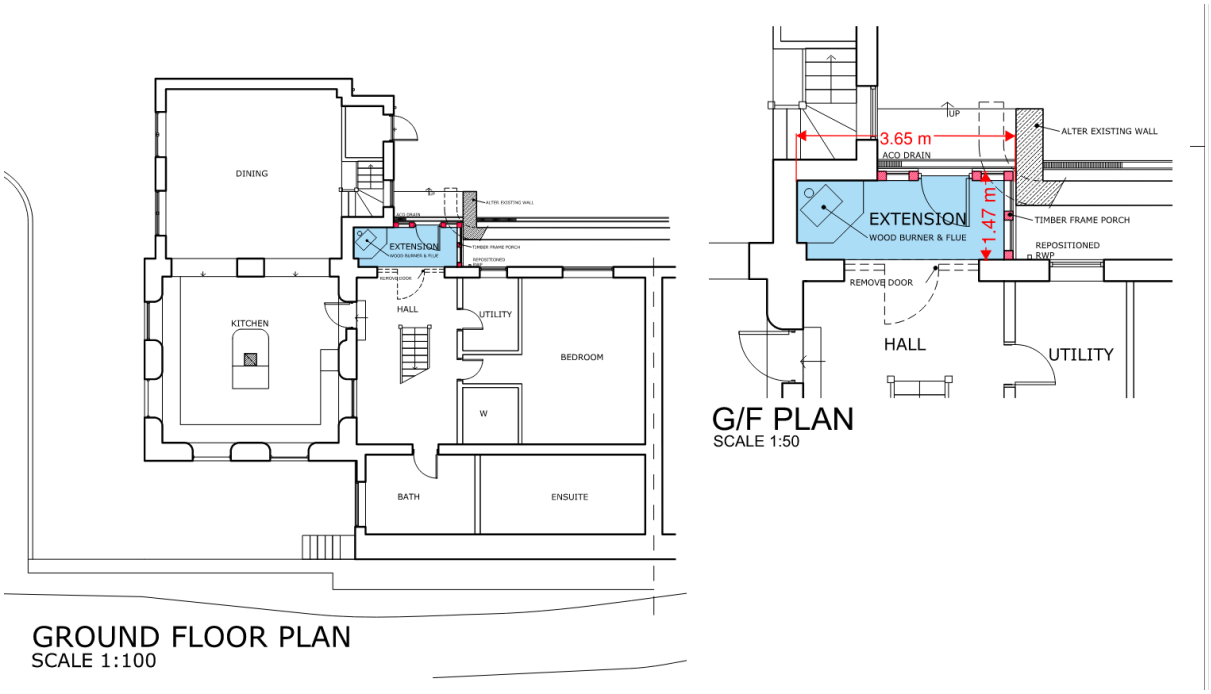
The proposal is for a modest porch style extension to what has been described as the rear elevation. After review, the proposed location would probably be considered the principal front elevation as it is the location of the principal entrance way.

The proposed extension would be constructed of an oak frame, glazing and a slate tiled pitched roof. Additional features would include brown UPVC guttering to match and a new flue for the wood burning stove. The flue would be below the height of the existing roof.



REAR ELEVATION SCALE 1:100

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Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: 2010/1427: Erection of a two-storey extension to dwelling - Approved 18th November 2010

Acceptable in Principle: Yes, extensions to domestic properties are acceptable in principle subject to the assessment below

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?	

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Rear Extension:

	No
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
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1.47m (1.47m x 3.6m)
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes

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*

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

The proposed works are a modest extension to the dwelling and would be constructed of matching and complementary materials to the existing dwelling. Due to the location of the dwelling, there would be no negative effect upon the street scene, parking, or access to the dwelling.

Recommendation:

Approve with conditions