

Householder Proforma

Application Ref: 2021/1132

Address: Folly Grange, Folly Lane, Thurlstone, Sheffield, S36 7QF



Neighbour Representations: No objections received

Consultations:

Penistone Town Council – No objections

Design and Conservation – No objections to amended plans

Property Description: The site is located within a rural part of Thurlstone. The property is a barn conversion approved under 2017/0132. The property is a single rectangular building, built in stone with a tiled pitched roof. The property was converted into 1 dwelling with an internal mezzanine upper floor. The property forms part of a farmstead, an L shaped farmhouse is located to the south, farm buildings to the north and is surrounded by fields beyond.

Proposed: The application primarily proposed a single storey side extension with a flat roof to allow a balcony above. The Council has concerns with regards to this design, after discussions with the applicant the proposal was amended. The amended proposal is for the erection of a two-storey side extension located on the northern gable. The side extension will be built in matching stone and tile and be set back with a corresponding lowered roofline. The side extension will project 4.55m, will be set back at both the front and rear with a pitched roof to match the existing. The proposal will have 2 windows (upper and ground floor) and a roof light located on the rear elevation, and an upper window with patio doors at ground floor level on the side elevation facing into the rear garden. The openings have been reduced in size in line with the Councils comments. The

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application also proposes a small front extension providing a lobby. The extension will have a lean-to roof and will project 1.6m measuring 2.4m in width. This will be located to the front of the proposed and will be built in matching materials.

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History: 2017/0132 Conversion of building into 1 dwelling - approved

Acceptable in Principle: The proposal is to the north gable, is proposed in matching materials whilst preserving the traditional features, therefore is acceptable in principle.

Extensions should normally be located on the short or gabled elevation of the barn, typically incorporating a single pitch or 'lean to roof' avoiding deviations from a single rectangular plan. Although individual buildings vary, traditional or historic farm buildings within the Borough tend to be characterised by external stone walls with relatively few window and door openings. It is important that extensions to barn conversions are designed so the character of the building is preserved, and to ensure that the impact upon the Green Belt, historic significance, and the visual amenities of the area is kept to a minimum.

The amended proposal has minimum openings, and matching materials and is located on the gabled elevation to the north. The extension incorporates a set back and corresponding lowered roof line which is also in line with policy.

Side Extension:	Yes, 2 storeys
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes small set back at both the front and rear
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes, the patio doors have been reduced and although not entirely to character the Design and Conservation Officer is satisfied.
6. habitable room windows on the side elevation	yes
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

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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, small Lobby
1. single storey?	yes
2. small projection? (confirm measurement)	1.6
3. roof design corresponds to existing	Lean to corresponds
4. windows / doors of a similar design / proportion	No windows proposed, door of a similar design
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?	

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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	127.34 sqm
2. proposed extensions	33.415 sqm
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	No
4. total extensions (including proposed)	33.415 sqm 26.24%

Recommendation: Approve with conditions