

Householder Proforma

Application Ref: 2024/0920 **Address:** Keepers Cottage, Shore Hall Lane, Millhouse Green, Sheffield, S36 9LY

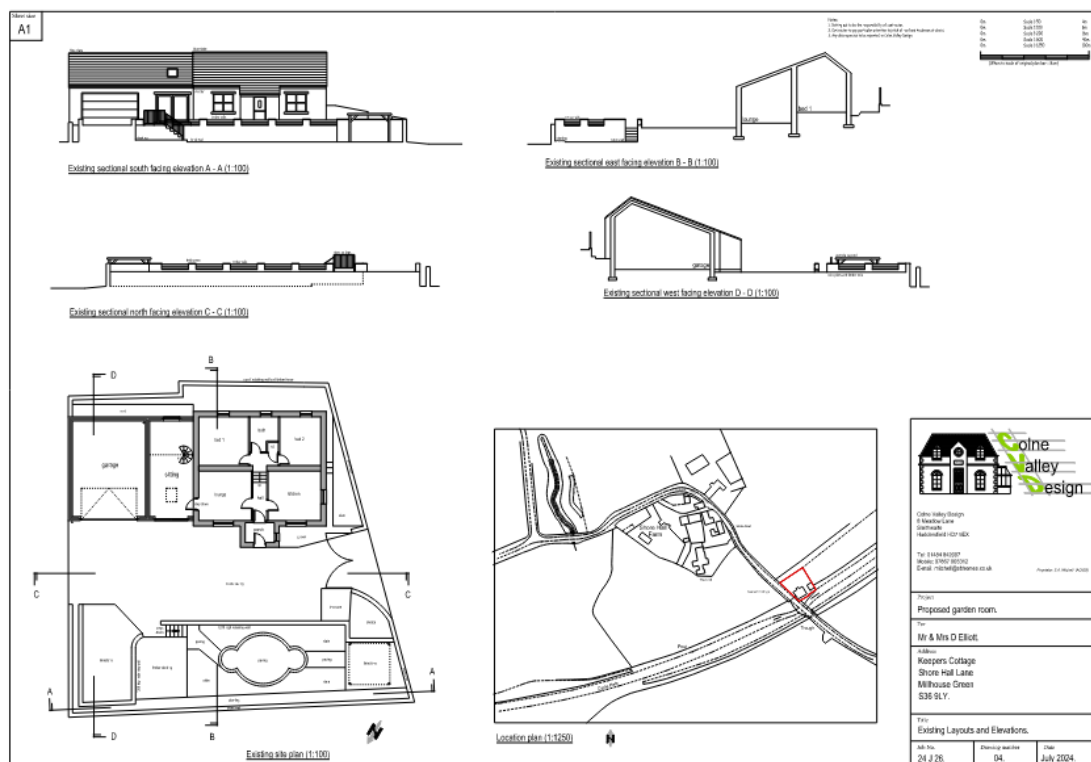
Applicant: Mr & Mrs David Elliot

Application: Erection of single storey garden room to rear of single storey detached dwelling

Neighbour Representations: None

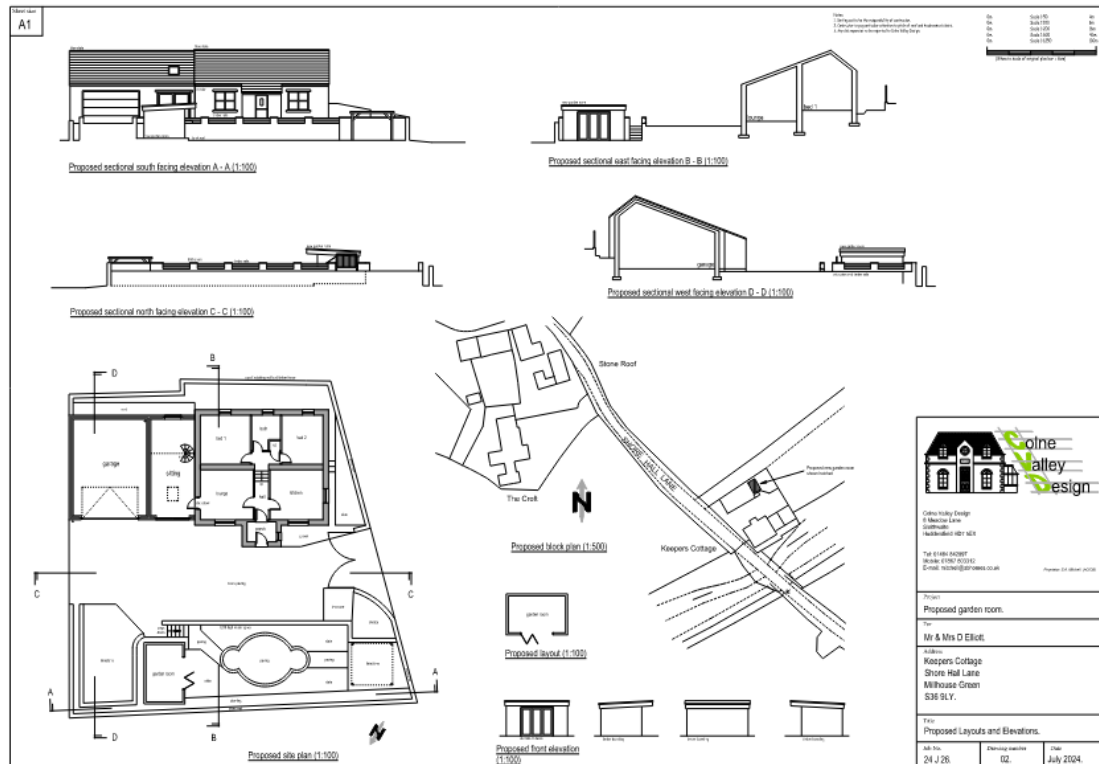
Property Description: The site is located on Shore Hall Lane in Millhouse Green. Due to the topography of the area the site slopes down to the north. The property is a detached white rendered bungalow set within the Green Belt and adjacent to the Trans Pennine Trail (to the south). A public footpath/ bridleway runs directly adjacent to the application site (to the north).

The property has been modernised by way of a single storey side extension incorporating a garage and sitting room and a front porch. To the north of the property are parking and turning areas incorporated within a large front garden area. The front garden is the main garden to the property. Due to the sloping site the front garden is situated at a lower level to the main dwelling, and the site area forming part of this application drops down to a much lower level and is bound by a brick wall providing some privacy from the surroundings and the public footpath adjacent. It was noted that there are no immediate neighbours.



Householder Proforma

Proposed: The proposal is to erect a small timber garden room within the lowered area of the front garden. This area is bound by a brick wall providing adequate screening. The proposal has been designed with a flat roof and will measure 4.5m x 3m, 2.2m to the eaves and 2.58m in total height. The outbuilding will be used as a garden room associated with the property. The proposal will have patio doors leading into the garden area.



Consultations:

PROW: A public footpath and bridleway run adjacent to the site, as shown on the screenshot below. This should remain safely open and available for the public to use at all times.

Penistone Town Council – No comments

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

B/97/1082/PU Erection of front extension and detached double garage - Approved.

2021/0796 Erection of side extension and replacement garage - Approved

2022/1203 Erection of covered swimming pool and ancillary home gym - withdrawn

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

Side Extension:	No
------------------------	----

Householder Proforma

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:

	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?	

Householder Proforma

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

	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*

	Yes
6. single storey?	Yes
7. height to eaves 2.5m or less?	Yes, 2.2m
8. sympathetic design and materials to main dwelling?	The proposal is for a timber garden room. This is not an uncommon feature within domestic settings. Due to the location of the proposal within the lowered area of the front garden and the surrounding boundary treatment, the proposal is not expected to be highly visible within the surrounding street scene, nor from the adjacent public footpath. Given the location of the proposal, the domestic nature and the small size in this instance the proposal is deemed acceptable.
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	82.32sqm

Householder Proforma

2. proposed extensions	13.5sqm
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	73.9sqm
4. total extensions (including proposed)	106%

The proposal is relatively small scale and is not expected to detract from the character of the original property in line with planning policy. The proposal will be barely visible from Shore Hall Lane due to the small-scale proposal and low-lying position. I acknowledge that the proposal will take the volume of extensions to just over the limitations set within planning policy, however as this is only 6% , and given the proposal would be barely visible from public vantage points, it would still be considered acceptable. However, permitted development rights will be removed for this property to reduce the potential harm to the surrounding greenbelt with the addition of further development.

The proposal is not an uncommon feature within local domestic settings. With the low-level sheltered placement the proposal is not expected to compromise the visual amenity of the area nor impact on the openness of the greenbelt.

Recommendation: Grant subject to conditions