

existing matured conifer trees assists to visually screen the extensions moreover the extensions are single storey and since the site is lower it will not be visible from Woodhead Road and the existing detached house also assist to screen the extensions. the character of the existing detached house is still intact with a few design tweaks to bring it to a liveable modern day standards

extensions respect the site topography and stepped up the hill slope with flat roof to reduce the massing and with green sedum roof to blend into the site context would assist to address the planners concern and also matching with the adjacent new build

planner stated that 100% extension is allowable, the extension internal floor area is circa 230sqm to allow off setting existing properties, ie the store 11sqm, building 6 is 31sqm and building 2 is 81 sqm totalled 123sqm however, the planner does not consider to use the existing detached house floor area therefore if compared to existing former 'original' detached bungalow (1986) which has a floor area alleged to be 77sqm as a result, plus the offsetting areas is 123sqm will total 200sqm. therefore since the extensions are being 230sqm will mean that the extensions are 30sqm larger than the allowable extension areas that can be considered to be used to offset the new extension. The stables were not considered by the planners to be capable of using to offset the additional areas even though it will assist to declutter the site visually.

NORTH



1:200



new build detached house replacement of the former kennel units

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stancilffe farm house extension  
 woodhead road  
 worley  
 sheffield  
 S35 7DA

Project No: 2024  
 Enquiry 01

Project Title: proposed site plan

Drawn By: MC  
 Reviewed By: MC  
 Scale: 1:200 @A1 size  
 Date: 2/04/2025

Drawn No: 101  
 Reviewed Title:  
 Revision:

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