

Householder Proforma

Application Ref: 2021/1534

Address: Catshaw Cross Farm, Catshaw Lane, Millhouse Green, Sheffield, S36 9ND



Neighbour Representations: No objections

Consultations: Penistone Town Council – No objections

Property Description: The site lies off a narrow country lane (Catshaw Lane) which provides access to a number of farm and cottage buildings in the hamlet of Catshaw. The property comprises a large dwelling which has a long curtilage which extends to Lee Lane to the north. The property is set within the Green Belt countryside to the east of Millhouse Green.

The property has been extended with a two-storey side extension to the south elevation, a two-storey rear extension to the south west elevation, a single storey side extension to the north west elevation and a front porch to the north east. There is also a large detached double garage located within the garden area to the north as shown on the photos above.

Proposed: The proposal is for the erection of a single storey side extension to the south east elevation adjoining the existing 2 storey extension, and the erection of a single storey open porch to the rear of the property adjoining the extension on the south west elevation.

The single storey side extension will measure 4.40m x 5.35m and provide a garden room with 2 small side windows on each elevation and a large fully glazed elevation leading into the garden area by way of patio doors. The rear porch will be open and measure 2.5m x 2.5m providing a covered area to the front of the utility door.

The materials are natural stone slates and regular coursed local natural rubble stone to match the existing. The glazed frame will be powder coated aluminium, timber framed windows and oak framing for the porch.

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Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

2011/0440 – 2 Storey side and rear extensions

2018/0660 – Demolition of existing garage and erection of new detached garage.

Acceptable in Principle:

The proposed and existing extensions to not exceeded the 100% Green Belt limit, are in matching materials and the design relates sympathetically to the main dwelling style, proportions, and external finishes. The historical property has many modern extensions that are in keeping with the original style. That said, the 2-storey extension on the side elevation has at ground floor level a large, glazed area incorporating patio doors. The proposed glazed wall, although not entirely in keeping with this historic dwelling, will complement the old and new design of the property, of which a large expanse of glazing is already existing. Furthermore, the side extension is screened by existing garden boundary treatment of trees and shrubs and is therefore not highly visible from the surrounding area.

The Porch will fulfil the traditional function of providing shelter for the rear utility door, whilst respecting the design and external finishes of the original dwelling.

The proposals are in line with Planning Policy and in principle acceptable.

Side Extension:	Yes
Single Storey	
1. set back	Yes 0.17m from the front and rear.
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	Yes, pitched to match
5. windows / doors of a similar design / proportion	Yes, the front and rear windows are in keeping, the side glazed wall although not similar in design and proportion, will replace an existing highly glazed elevation, and is not expected to be highly visible within this location. In this instance the proposed glazing is acceptable.
6. habitable room windows on the side elevation	Yes, not overlooking any neighbouring properties
7. materials to match	Yes
8. neighbouring property extended to side or windows?	N/A
9. Any change to parking or access?	No

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Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	N/A
2. semi-detached and less than 4m?	N/A
3. if more than 3m are the eaves more than 2.5m in height?	2.48m
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	Roof materials to match
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

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?	

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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	225sqm
2. proposed extensions	29.75sqm
3. any existing extensions	170.9sqm
4. total extensions (including proposed)	200.65sqm 89%

Recommendation: Approve with conditions