

Householder Proforma

Application Ref:	2020/1065
Address:	Huthwaite Snug Cottage, Huthwaite Lane, Thurgoland, Sheffield S35 7AF
Neighbour Representations:	Yes – one letter of support
Consultations:	Parish Council – No objections
Property Description:	
Proposed Extension:	erection of a single storey front extension
UDP Designation:	Green Belt
Local Plan Designation:	Green Belt
Conservation Area:	No
Relevant History:	N/A
Acceptable in Principle:	Yes

Front Extension:

The applicant seeks permission for the erection of a single storey front extension to the dwelling. The extension is to project 4.8m from the front elevation extending 4.2m along it. It is to be located adjacent to the party boundary with the adjoining property, which could lead to an increase in overshadowing and loss of outlook, however the extension, is to be located adjacent to an existing privet hedge which is to be retained, it is therefore considered that the inclusion of the front extension would not have a significant detrimental impact on the adjoining property.

The windows on the proposed extension are to be located on the front and western side elevations and not on the eastern side elevation facing the adjoining property which would therefore not increase levels of overlooking.

The design of the extension and proposed construction materials harmonise well with the original dwelling and whilst the extension has a significant projection to the front, the dwelling is set back from the highway and wouldn't form a dominant feature within the street scene.

Green Belt:

	Measurements
1. existing dwelling	12.5m by 8.5m (single storey) total 106.25m ²
2. proposed extension	Front extension 4.8m by 4.2m total 20.16m ²
3. any existing extensions	Existing garage extension – no dimensions provided however from aerial photography it is clear the garage is of a modest size this in addition to the proposed extension would not exceed 106.25m ² - conversation with applicant has confirmed garage is an extension to the original dwelling.
4. total extensions (including proposed)	

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Recommendation: Approve

3 Years
Plans
Materials