

Householder Proforma

Application Ref: 2023/0064 **Address:** Bullhouse Mill House, Bullhouse Mill, Lee Lane, Millhouse Green, Sheffield, S36 9NN

Neighbour Representations: None

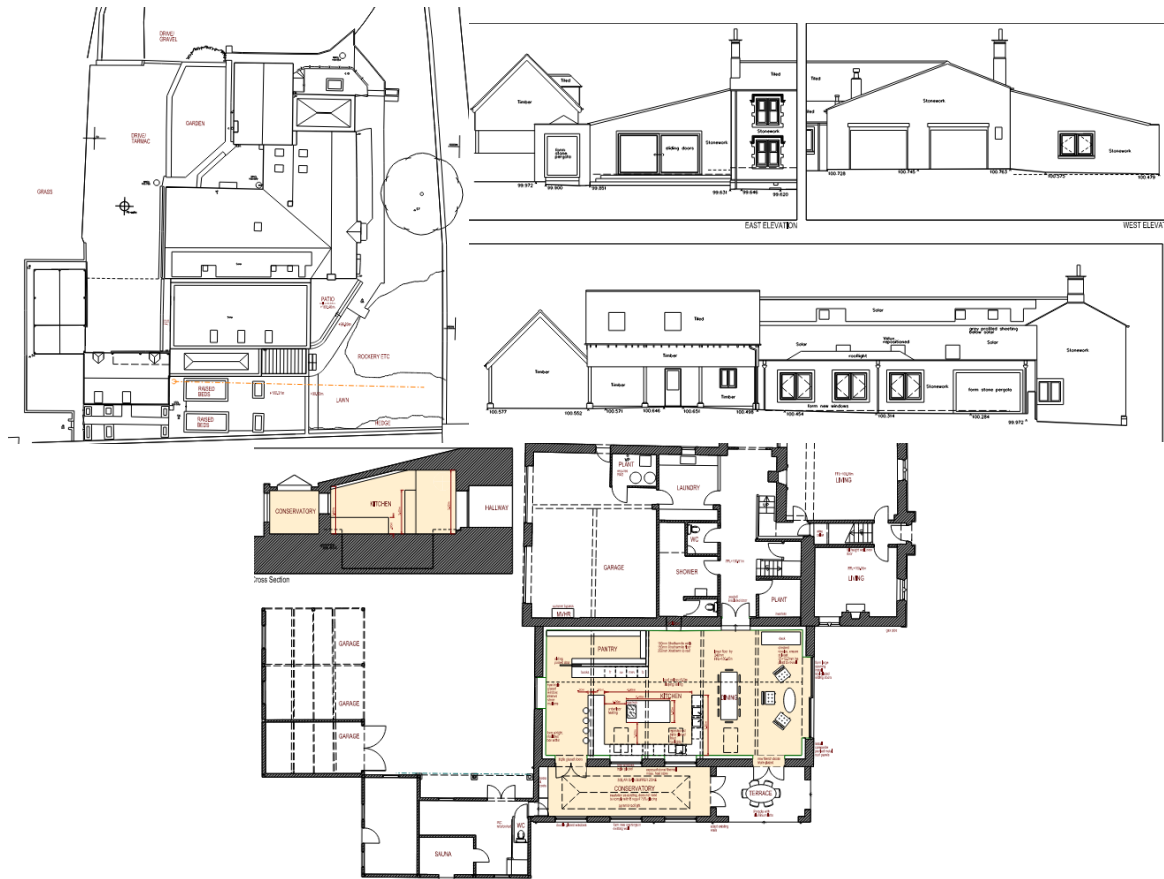
Property Description: Bullhouse Mill is a small industrial park comprising of numerous industrial units. Bullhouse Mill House is a large residential property located directly adjacent to the industrial site. Bullhouse Mill and Bullhouse Mill House are accessed via a private drive off Lee Lane (B6106) in Millhouse Green. The developments are situated in relative isolation within the green belt surrounded by open fields. The dwelling is the subject of this application.

The dwelling is a large, stone built historical (1862) building with several later extensions and additions at both the sides and rear of the property. The stone built lean-to and flat roofed side extension forms part of this application. The existing side extension is home to a private indoor swimming pool and associated facilities.



Proposed: The proposal is to convert the swimming pool and associated facilities into a kitchen diner, conservatory and covered terrace. The swimming pool is located within the lean-to extension and the associated facilities are located within a long thin room with a flat roof, attached to the pool. The lean-to part of the extension will be converted into a kitchen/ dinner, and part of the long thin room will be converted into a conservatory with a roof lantern, and an open, covered terrace. New windows and patio doors will provide access and additional light into the conversion.

Householder Proforma



Consultations:

Parish Council – No objections

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

B/83/0607/PU Formation of hardstanding for parking of vehicles – Refused

B/95/1061/PU Erection of extensions and internal alterations

B/00/0875/PU Erection of conservatory extension

B/03/1237/PU Erection of outbuilding containing garage, car port, games room, storage facilities and potting shed- Refused

B/03/2205/PU Erection of extension to house to provide garden room with games room over, storage loggia and garage - Approved

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

| | |
|------------------------|------------------------------------|
| Side Extension: | Yes, conversion of side extension. |
|------------------------|------------------------------------|

Householder Proforma

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|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Single Storey | |
| 1. set back | Yes |
| Two Storey / First Floor | |
| 2. set back / set down (500mm minimum) | No |
| 3. less than 2/3 the width of the original dwelling | |
| All | |
| 4. roof design corresponds to existing | The lean-to roof design will remain, part of the flat roof will have a raised lantern to provide additional light into the conservatory. Although not a traditional design form, the lantern will be set back from the frontage and will therefore not be a dominant feature when viewing the property from the front elevation. |
| 5. windows / doors of a similar design / proportion | The windows and doors within the main dwelling and additional extensions are traditional and mock 3 panelled mullioned windows. The proposed windows are 2 panels, along with large window openings. It would be desirable to retain the existing window openings, although this proposed change would not be refusible as it could be done under permitted development rights. The proposals are within an existing extension, the siting is within an isolated position. There will be no impact within the surrounding street scene. There is an existing side conservatory which also is not in keeping with the host property. It needs to be noted that the building although historic is not listed. When viewed together along with the existing the proposals are not expected to unduly impact the surroundings to an unacceptable level in line with planning policy. |
| 6. habitable room windows on the side elevation | Habitable room windows are proposed; however, they aren't any neighbouring dwellings therefore overlooking is not an issue |
| 7. materials to match | Yes |
| 8. neighbouring property extended to side or windows? | No |
| 9. Any change to parking or access? | No |

Rear Extension:

Householder Proforma

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|--------------------------------------------------------------------------------------|----|
| | 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:

| | |
|-----------------------------------------------------|----|
| | 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*

| | |
|-------------------|----|
| | No |
| 6. single storey? | |

Householder Proforma

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| 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:

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|--------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| | Measurements The development is within the green belt, but no additional extensions/ floor area is proposed, only a conversion of the existing. |
| 1. Original dwelling | |
| 2. proposed extensions | |
| 3. any existing extensions (the lean-to extension may not be modern but included it in here just in case) | |
| 4. total extensions (including proposed) | |

Recommendation: Grant subject to conditions