



All out buildings purple colour tint (including first annex building 1 being 81sqm with the small store 11sqm and 31sqm shed adjacent to the existing detached house) totalling 123sqm are to be retained

this 2nd annex building 1 is to be retained

separate plot already approved (not part of this application)

6935m<sup>2</sup> overall 13510 sqm

first annex building 2 is circa 81sqm and is currently a residential unit and to be retained

existing single storey annex shed to be retained

existing out building first annex building 2 to be retained  
existing 2nd annex building 1 to be retained

EXISTING HOUSE TO BE EXTENDED WITH rear 2 storey extension and visually screened and respecting the green belt and openness

4215m<sup>2</sup>

existing detached house pink tint overall 227sqm

2360m<sup>2</sup> not used  
North 1:1250

11355 full existing width

4750'

1m<sup>2</sup> to be removed

existing lean to is to be removed but the 26m<sup>2</sup> floor area to be retained and offset against the new rear 2 storey extension

5m<sup>2</sup> to be removed but the floor area to be retained and offset against the new rear 2 storey extension

retained

amphitheatre steps going up the existing slope

existing site plan

according to planner, based on original planning history, there was an 'original' bungalow on site (1986 application) circa 77sqm which was already on site. based on this, the planner can only consider 100% extension based on the 'original' bungalow with any out buildings that are not required can consider a swap in additional floor areas towards the new extensions. Therefore the purple buildings, ie building 1, 2, store shed and building 6 floor areas are now to be retained.

77sqm plus the existing lean to, 26sqm and the shed 5sqm total 108sqm is considered the allowable size for extension. Therefore this area is split into a 2 storey rear extension now being considered, ie around 54sqm per floor so that the massing is discrete and also preserving the green belt character and openness.

The existing single storey and along the hill slope already creates a visual screen and the new extension cannot be seen from Woohead Road. or from the front Green Belt view, the windows and render colours of the original detached house is to be updated to white render. the extension will match the bricks and white render to suit. More full height glass are introduced within the rear elevations.

existing kennel has been demolished and replaced with a new 2 storey detached modern cosmopolitan home currently on site

revisions  
A 18-7-2025  
Updated site plan substituted.

NORTH



1:200

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stanciliffe farm house extension  
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Project No: 2024	Project Title: existing location red and blue lines with existing site plan	Scale: 1:1250 and 1:200 @A1 size	Date: 2/04/2025
Enquiry 01	Reviewed By: MC	Drawn By: MC	Revision: A
Drawn No: 100	Reviewed Title:	Reviewed Title:	Revision:

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