

Householder Proforma

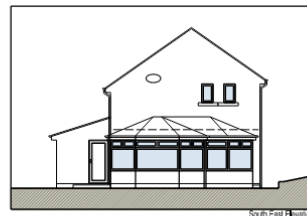
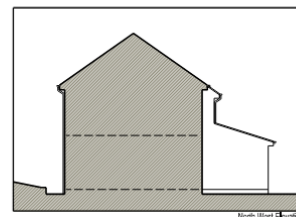
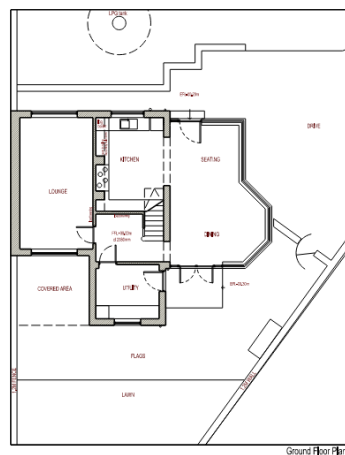
Application Ref: 2024/0206 **Address:** 237 Huddersfield Road, Penistone, Sheffield, S36 7EZ

Applicant: Jason Fretwell

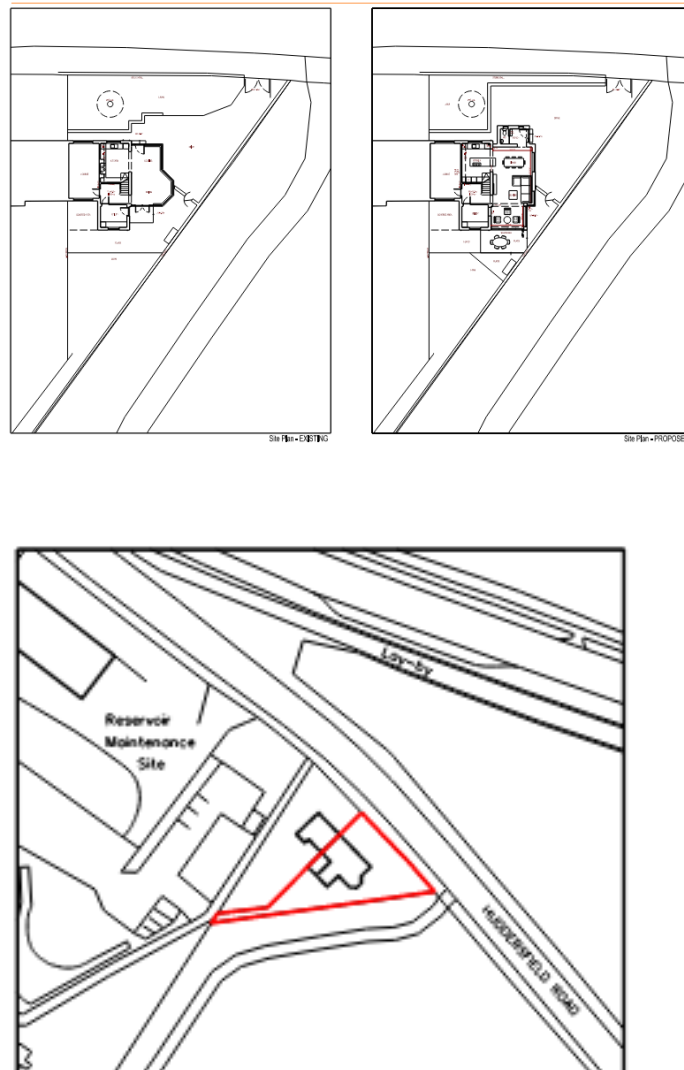
Application: Removal of side conservatory and erection of two storey side extension, front porch, first floor rear extension above existing utility room and single storey rear lean-to extension to existing two storey semi-detached dwelling.

Neighbour Representations: None

Property Description: The site is located Huddersfield Road in Penistone. The site encompasses a semi-detached dwelling with a large side and rear garden set back from the road with a front garden area bound by a low stone wall. The property forms part of a stand-alone pair of semi-detached dwellings located adjacent to the Penistone waterworks and former pumping station. The properties are brick built with a pitched roof. The host property has been rendered in white and has an existing side conservatory and single storey rear extension. The property is located within the Green Belt and is surrounded by agricultural land.



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Proposed: The proposal is to remove the existing conservatory and erect a 2-storey side extension, front porch, first floor rear extension above the existing and single storey rear extension to the rear of the 2-storey proposal. The proposals will be in matching render and tile.

The porch will project to the front 2m x 3.55m, will have two small windows facing the road and a side door and a pitched roof. The 2 Storey side extension will project to the side 4.65m x 6.73m with a setback of approximately 0.35m. The side extension will have a pitched roof to match the existing with a lowered roof line. The rear extension beyond will be of single storey height with a lean too roof design. The extension will project to the rear 2.6m x 3.55m. The second storey extension will be located above the existing rear extension projecting 2.6m x 3.5m. The proposal will provide a kitchen dining extension, sitting room, porch, a bedroom extension to the rear and a new bedroom with ensuite to the side. Large patio windows and side windows will provide light into the sitting room.

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Consultations:

Penistone Town Council – No comments

PROW - A public footpath (Penistone FP 57) runs adjacent to the site, as shown on the plan attached. This should remain safely open and available for the public to use at all times. If the application is accepted, an informative should be added to any decision notice.

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History: None

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
Single Storey	
1. set back	

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Two Storey / First Floor	
2. set back / set down (500mm minimum)	Set back of 0.35m with a corresponding step down of the roof line. Although this is less than usually acceptable in this instance given that there are no immediate neighbours this is acceptable as clearly expresses the extension in line with policy.
3. less than 2/3 the width of the original dwelling	Yes
All	
4. roof design corresponds to existing	Yes, pitched at the side and pitched and lean to at the rear.
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	Yes, however no immediate neighbours therefore no loss in residential amenity.
7. materials to match	Yes, render to match
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

Rear Extension:

	Yes
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	Semi-detached and 2.6m
3. if more than 3m are the eaves more than 2.5m in height?	Less than 3m
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	Yes, less than 3.5m, built away from the boundary, will not impact in terms of loss of light. 45 Degree rule adhered to.
All	
6. materials to match	Yes, render to match

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7. roof design compliments / ties in well	Yes, pitched roof over the second storey and lean to over the single storey rear element which ties in well with the existing.
8. habitable room windows on the side elevation?	Yes, however facing away from the adjoining property therefore residential amenity is retained.
9. distance to rear boundary (shared with another residential property) 10m or more?	Yes

Front Extension:

	Yes
1. single storey?	
2. small projection? (confirm measurement)	Yes, 2m x 3.55m
3. roof design corresponds to existing.	Yes, pitched roof
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes, render 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*

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	98sqm
2. proposed extensions	88sqm

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3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	15sqm
4. total extensions (including proposed)	103sqm

To preserve the appearance and character of the green belt extensions of a building where the total size of the proposed and previous extensions does not exceed the size of the original dwelling are usually acceptable. The proposals will take the applicant over their 100% allowance; however, this will only be marginal at 0.05sqm. The property already has a side extension and a single storey rear extension to the property. The side conservatory will be removed as part of this application and replaced with the proposal and the rear extension will be located above of the existing. Taking this into account, in this instance as the applicant has only just exceeded the 100% allowance the proposal is deemed acceptable. To ensure that no other extensions/ outbuildings are built within this setting and to further protect the Green Belt, permitted development rights will be removed.

Recommendation: Grant subject to conditions: