Householder Proforma

Application Ref: 2022/0278 **Address:** Fairacre, Cat Hill Lane, Hoylansdwaine, S36 7JB



Neighbour Representations: None

Property Description:

The site is located within the heart of the Green Belt off Cathill Lane, Hoylandswaine. The site is surrounded by Green Belt on all sides and is located within a relatively remote area comprising of few dwellings and farm buildings. The site comprises a large 2 bed, traditional bungalow, red brick, with a hipped roof design. The property has 2 large cylindrical bay windows on the side and rear elevations. The site is large, and benefits from a large front, side and rear garden area bound by a mix of low-rise stone wall, hedges and vegetation. Adjacent to the curtilage is an area of Green Belt owned by the applicant, this does not form part of the domestic curtilage.

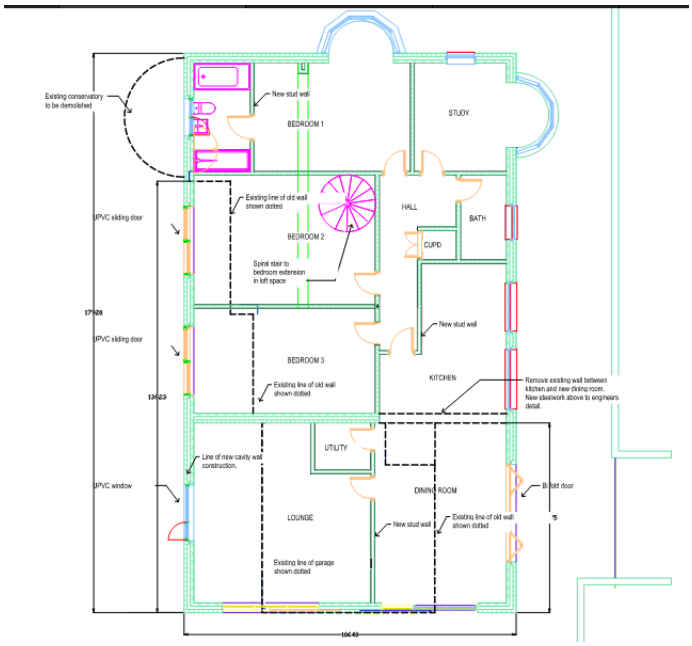
The bungalow has had several additions over the years by the way of a large front extension providing a double garage and a side extension along with a conservatory. The extensions are constructed with a flat roof design and are built in red brick to match the host property.

Proposed:

The proposal is for a re-development of the bungalow and to raise the roof height from 6m to 7.25m to accommodate a loft bedroom extension in the roof space accessed from a new spiral staircase. The proposal will see the removal of the conservatory and erection of a much larger side extension to replace the existing. The front attached garage will be enlarged with a pitched roof to form a wider structure across the property's frontage. The internal works will result in the property becoming a 3 bed, with the attached garage enlarged and converted into a living room and new

dining room. The new roof will incorporate the existing and proposed extensions, resulting in a large gable end facing towards Cat Hill Lane. The gable end will be mostly glazed, new sliding doors will be introduced as well as an amended window configuration and bi-folding doors serving the dining area. The proposals and existing property will be rendered grey with marley modern roof tiles.

The application primarily was for the house extensions inclusive of a large detached double garage. Due to the size of the existing and proposed, the garage was deemed unacceptable and has been removed from the application.



Consultations:

Penistone Town Council – No objections

Highways DC – No objections subject to condition

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	No, a set-back is not required due to the design of the proposals. The whole property will be re-modelled and re-roofed along with new render therefore a set-back is not required in this instance.
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	

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All	
4. roof design corresponds to existing	The property will be re-roofed therefore will correspond across the whole property.
5. windows / doors of a similar design / proportion	Yes, a new window configuration and sliding and bi-fold doors will be introduced in keeping with the more modern style of the property.
6. habitable room windows on the side elevation	Yes. Due to the location of the property residential amenity will not be impacted, there are no immediate neighbours.
7. materials to match	The whole property will be in matching render inclusive of the extensions. The property is a stand-alone dwelling therefore the material change from red brick to render is acceptable as there will be minimal impact within the surroundings.
8. neighbouring property extended to side or windows?	No immediate neighbouring properties
9. Any change to parking or access?	The double garage will be converted into living accommodation. This will have minimal impact in terms of loss of available parking due to the size of the site and more than adequate off road parking currently available.

Rear Extension:

	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?	

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Front Extension:

	Yes
1. single storey?	
2. small projection? (confirm measurement)	The existing front attached garage has been designed with a flat roofed and is an injurious addition to the property. The proposed front extension will square off the existing, projecting 6m to the front and spanning 10.6m across the whole frontage incorporating the existing double garage. This is a large extension which is not usually encouraged; however, the proposal will not project any further than the existing and will be incorporated into the re-design of the property by way of the re-roof. The extension will harmonise with the main dwelling, furthermore, the whole property will be rendered inclusive of the extensions, therefore in this instance is acceptable.
3. roof design corresponds to existing	The existing dwelling and extensions will be combined within the re-roof design. The roof height will be raised by 1.25m to accommodate a bedroom extension in the roof space, along with a number of velux windows which will provide additional natural light into the property. The front extension will have a pitched roof with the gable facing the road. The roof design is in keeping with what would be expected within modern domestic dwellings of this type and is therefore acceptable.
4. windows / doors of a similar design / proportion	Yes, the new window and door arrangement, although modern in design will not have a detrimental impact on the immediate area.
5. materials to match	The proposed extensions will be rendered along with the whole property therefore will be matching. The whole roof will be replaced with matching roof tiles.

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?	

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6. Set in 0.5m from party walls?	

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	94sqm
2. proposed extensions	39sqm
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	64sqm
4. total extensions (including proposed)	197sqm 109%

In principle extensions to dwellings within the green belt are acceptable if they do not exceed the 100% green belt limit. The proposed extensions will result in exceeding the 100% green belt limit to 109% and is therefore above the 100% limit. However, each proposal is taken on its own merits and this application is no exception. The property has not had permitted development rights removed therefore in principle the property could be extended much further beyond the 100% allowance. This potentially may not enhance the visual amenity of the area and have the ability to be more detrimental to the openness of the green belt.

The application originally included the erection of a large, detached garage. Due to the overall footprint of the proposal when calculated along with the extensions it was deemed excessive and the proposed garage was omitted. The property as it stands with the flat roof additions appears more visually intrusive than the proposal, due to the unbalanced design and mismatch of roof styles. The proposed design of the extensions and re-roof have been carefully considered and will improve the overall design of the property whilst still preserving the openness of the green belt. Although still over the 100% allowance by 9% , when viewed within this location at what could potentially be built under permitted development, in this instance the footprint increase is acceptable, providing permitted development rights are removed from the property.

Recommendation: Grant subject to conditions