

**Application Ref:**

2021/0993

**Address:**

Middlecliffe Farm, Middlecliffe Lane, Millhouse Green, Sheffield, S36 9NT

**Neighbour Representations:** No

**Dunford Parish Council:** No comments

**Property Description:**

Middlecliffe Farm House is a stone built dwelling with an attached barn which has partly been converted into residential use. The 1948 OS Map shows the buildings have been changed very little since 1948. The front projecting gable element of the Farmhouse is shown on the plan below. The only other alteration to the Farmhouse has been a small extension to the rear and a conservatory to the side.

The site is set within the Green Belt countryside and is in a fairly isolated location off Middlecliffe Lane.



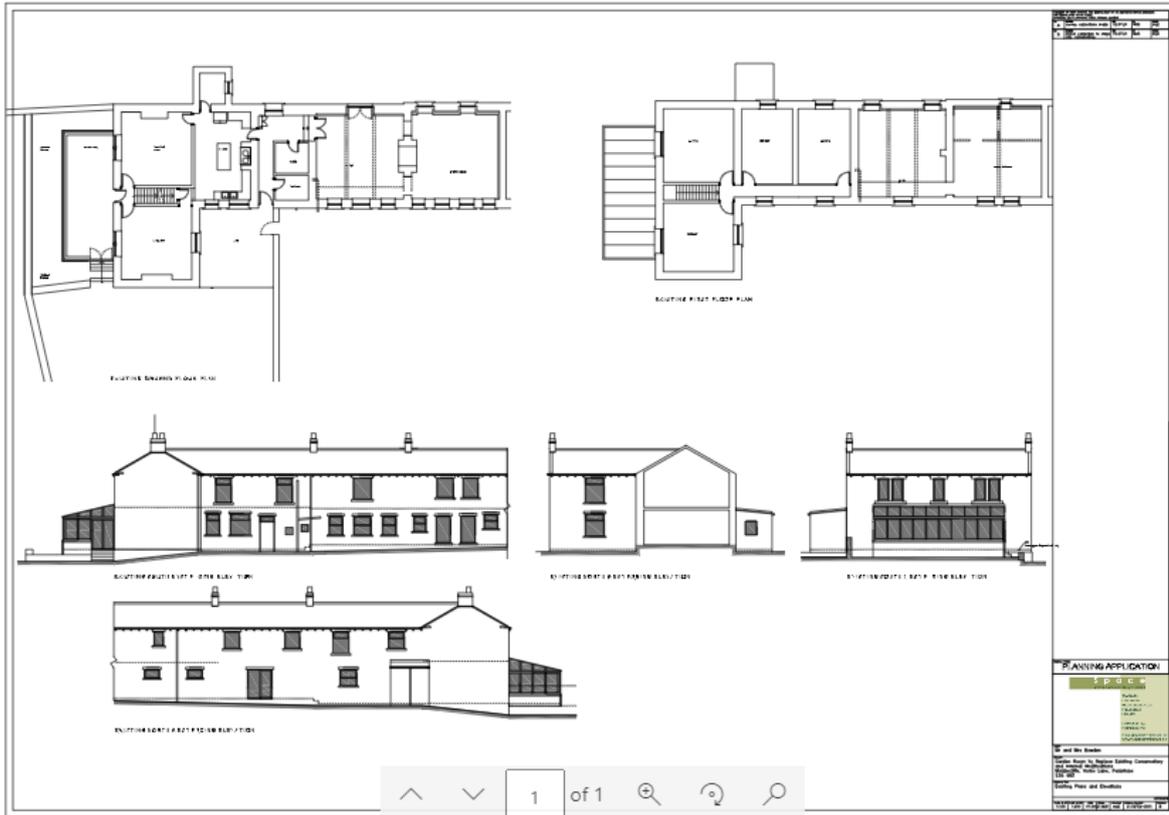
### Proposed Extension:

The applicant is proposing to replace the existing side conservatory with an improved sunroom of a smaller footprint and is proposing the erection of a small rear extension with a lean to roof. All extensions will be constructed of matching materials. These elements are to be added to what was the original farmhouse and not the attached converted barn.

For the purposes of the 100% floorspace calculation, the floor areas for the additional accommodation within the converted barn would not count towards the 100% rule as extensions as they are within an existing building, but they would not count as part of the original dwelling.



Proposed



Existing

**Local Plan Designation:** Green Belt

**Conservation Area:** No

**Relevant History:**

98/1053 – Change of use of barns to form extension to dwelling – Approved

05/0772 – Proposed conservatory – refused due to design and size

05/1354 – Proposed conservatory – approved

**Acceptable in Principle:** Yes

Side Extension:	Yes / No (include comment if required)
<b>Single Storey</b>	
1. set back	Yes – the conservatory is replacing a much larger conservatory and is of an improved design and allows for one of the original windows to be exposed.
<b>Two Storey / First Floor</b>	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
<b>All</b>	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes

6. habitable room windows on the side elevation	Yes but no other properties close by
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No
9. Any change to parking or access?	No

**Rear Extension:**

	Yes / No (include comment if required)
<b>Single Storey</b>	
1. terraced property and less than 3.5m (projection to rear)?	Detached dwelling - no limits on rear extensions.
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	
<b>Two Storey</b>	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
<b>All</b>	
6. materials to match	Yes
7. roof design compliments / ties in well	Yes
8. habitable room windows on the side elevation?	No neighbouring properties
9. distance to rear boundary (shared with another residential property) 10m or more?	No neighbouring properties

**Front Extension:**

	Yes / No (include comment if required)
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**

	Yes / No (include comment if required)
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\*

	Yes / No (include comment if required)
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 (including two storey front projection on OS plan at 1948.	13.9 x 7.2 (x2) = 200sqm 5.9 x 5.5 (x2) = 64.9sqm Total 264.9sqm
2. proposed extensions	SS Rear 2.8 x 8 = 22.4sqm Conservatory 5 x 3.5 = 17.5sqm
3. any existing extensions	Existing conservatory and small rear extension replaced – barn conversion does not count towards floor area as is existing
4. total extensions (including proposed)	39.9sqm

**Recommendation:**

**Approve** with conditions