

Householder Proforma

Application Ref:

2021/1318

Address:

Ash Barn, Finkle Street Lane, Wortley, Sheffield, S35

7DH

Neighbour Representations:

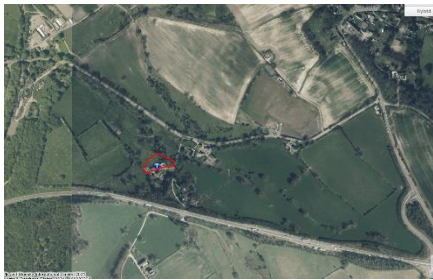
Yes – only stating no objections

Property Description:

the application relates to a converted barn located within an isolated position within the green belt. The converted building is a long linear building with a single storey side extension to the eastern side elevation approved under the application for conversion.

The site rises to the south west with the garden area being set at approximately first floor level.

A converted barn is located to the south which is separated by an access track.

**Proposed Extension:**

the applicant seeks permission for the erection of a single storey side extension to the south western elevation of the converted barn.

**Consultees:**

Conservation Officer – No objections

Parish Council – no comments received

UDP Designation:

Green Belt

Local Plan Designation:

Green Belt

Conservation Area:

No

Relevant History:

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2018/0985 – Installation Patio Doors – approved

90/0714 – Erection of garage, convert barn, into dwelling and re-build extension - approved

89-0817 – Outline conversion - approved

Acceptable in Principle: Yes

Original dwelling 218.36m²

Existing extension – garage and games room – 88.81m²

Proposed extension – 65.03m²

Total Existing and Proposed – 153.84m²

The proposal falls within the limitation of Local Plan Policy GB2 in that the total size of the proposed and previous extensions do not exceed the size of the original building.

The proposed extension is to be located on the south western side elevation of the dwelling and whilst the sideways projection exceeds that set out in the SPD, the dwelling is not a standard dwelling located within a predominantly residential area of similar styled properties. The property is question is a barn conversion with the proposed extension mirroring, to some extent, the existing extension approved at the time of conversion.

Due to the land levels the proposed extension would be barely visible above the existing stone boundary wall, and whilst it is proposed to include a roof terrace above the proposed extension it would not increase levels of overlooking as the land level would be no higher than the existing land level.

The Conservation Officer considers that the despite more recent changes to the building the building is of historic character and consequently the Barn Conversions SPD and Local Plan Policy HE3 applies. However, h has confirmed that the massing and form of the proposed extension are acceptable and retains the overall hierarchy and form of the historic barn. As such the proposal is considered to be broadly consistent with Local Plan Policy HE3 and the adopted Barns Conversion supplementary planning document.

It is proposed to construct the extension from materials which match the original building, and the proposal does not result in the loss of off street parking or a requirement for additional provision.

Recommendation: Approve with Conditions