

Householder Proforma

Application Ref: 2022/1000

Address: Wayside, Copster Lane, Oxspring, Sheffield, S36 8YJ

Proposal: Alterations and extensions to property to allow utilisation of roof space.



Neighbour Representations: No objections

Property Description: The site is located within a rural location on the (A629) Copster Lane in Oxspring close to the four-lane end junction. The site is large measuring 0.402 Ha, is located in the Green Belt and is surrounded by open farmland. To the west of the site are a small number of red brick terraced properties, with a Public House beyond. The site consists of a small hipped roofed bungalow flanked with single storey flat roofed extensions. The bungalow is stone built and benefits from both large front and rear garden areas. The bungalow is set well back from the road, well within the confines of the site. The large site contains several outbuildings dotted around the dwelling, which appear to be storage buildings and garages. The dwelling is accessed from a long driveway accessed from Copster Lane and has lots of land to the front and side for off street parking. There is no planning history for the site.

Proposed: The proposal is to extend the property by way of raising the roof height and altering it from a hip to a pitched over the main property and existing flat roof extensions. The proposal does not intend to extend the ground floor area. There is a covered porch on the side elevation which will be bricked up as part of the proposal. The materials proposed for the development will be matching stone, natural cedar boarding and concrete slate grey tiles. The roof will be raised by 0.4m over the existing apex. Velux windows will be located on both the front and rear of the property. A glazed Juliet balcony serving patio doors will be located on the eastern gable end facing the open countryside.

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Consultations:

Parish Council – No comments

Local Plan Designation: Green Belt

Conservation Area: No

Relevant History: None

Acceptable in Principle: In principle extensions to dwellings within the green belt are acceptable subject to the following assessment as long as they do not exceed the 100% green belt limit. The proposed extension will not result in additional floor area as the proposal is to raise the roof and provide rooms in the roof space which is not included within the calculations.

Side Extension:	No
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	
5. windows / doors of a similar design / proportion	
6. habitable room windows on the side elevation	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

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?	

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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?	

Front Extension:

	No
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

	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*

	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:

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	Measurements
1. Original dwelling	100.57m ²
2. proposed extensions	None
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	Side extension 34.92 m ² Side extension 26.84 m ² Existing outbuildings approx. 205 m ²
4. total extensions (including proposed)	328.52 m ²

Conclusion

The property has several existing flat roof extensions and a number of outbuildings located within the curtilage. When measured together the additions total far more than 100% of the original build which is in conflict green belt with planning policy. The site has no planning history but some of the outbuildings could be permitted development whilst they may also have been in situ for over 4 years so may therefore be immune from enforcement action. . However, this application does not proposal any additional floor area. The proposal is to raise the roof height of the dwelling over the existing property and existing extensions and alter the roof design from hipped to pitched. There will be no increase to the existing floor area as part of this proposal.

The proposed re-design of the roof will completely change the visual appearance of the property and appear larger by way of the small height increase and change of roof from hipped to pitched. There are a small number of red brick terraced properties to the side of this proposal but apart from that the property is stand alone, and therefore although the proposal will totally change the look of the property, this will not be detrimental to the surroundings or visual amenity of the area. The stone and tile materials will match with the existing property. The cedar cladding, although different to the existing property is not expected to look out of place within this setting. For these reasons I find the proposal when viewed collectively acceptable in terms of residential amenity and visual amenity and in line with planning policy.

Due to the number of outbuildings that are existing within this site, a condition will be put on the decision notice removing all permitted development rights to protect the character and openness of the Green Belt

Recommendation: Grant subject to conditions