

Application Ref:

2021/0497

Address:

Rose Dene, 4 The Croft, Thurgoland, Sheffield, S35 7ES

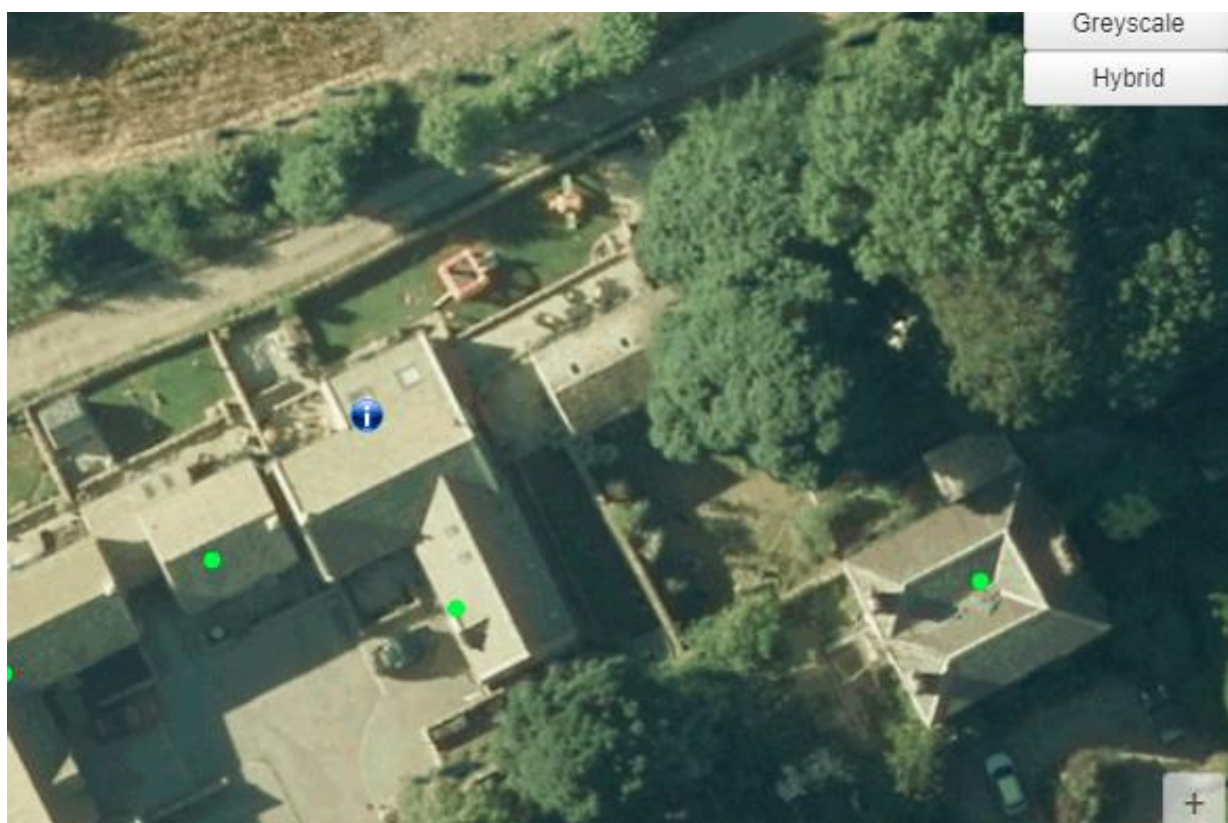
Neighbour Representations: No

Thurgoland Parish Council: No comments

Property Description:

The property is a detached new build dwelling set within Eastfield which is an isolated hamlet situated approximately one mile north of Thurgoland. The site was previously occupied by an agricultural building that formed part of a large poultry farm – ‘Eastfield Turkeys’. Planning permission was approved in 2008 ref 2007/2125 and extended in 2010 under application 2021/0766, to remove the original buildings which included a large building used for slaughter and processing of turkeys and the erection of 4 dwellings. Rose Dene is plot number 4 shown on the approved plans. A further application, 2014/0645 - Redesign of Plot 4 previously approved under 2010/0766 – Erection of 4 no dwellings was approved.

The dwelling has a curtilage which extends to the rear of an outbuilding shown on the photographs below which appears to be part of Eastfield House. The outbuilding has 1 small window overlooking the applicant’s garden. The garden is bounded by dry stone walls. The track shown to the rear of the property is a private track which leads to an agricultural building set to the north.

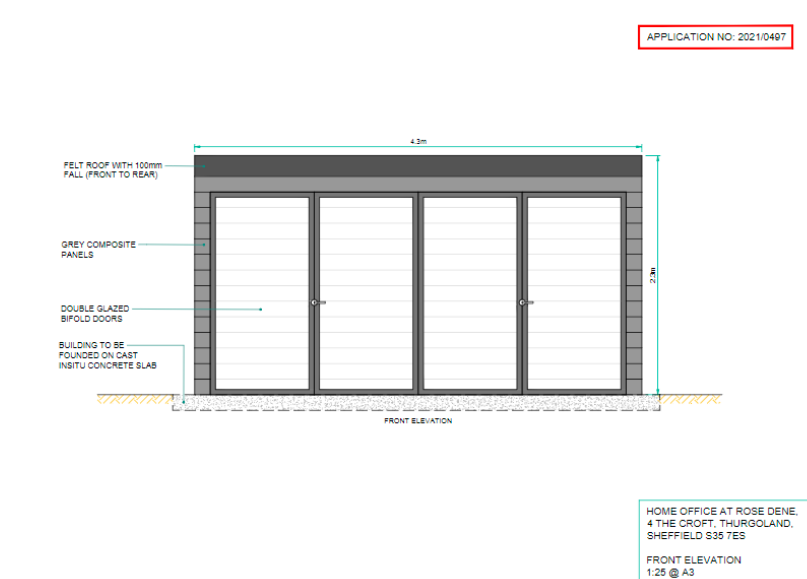


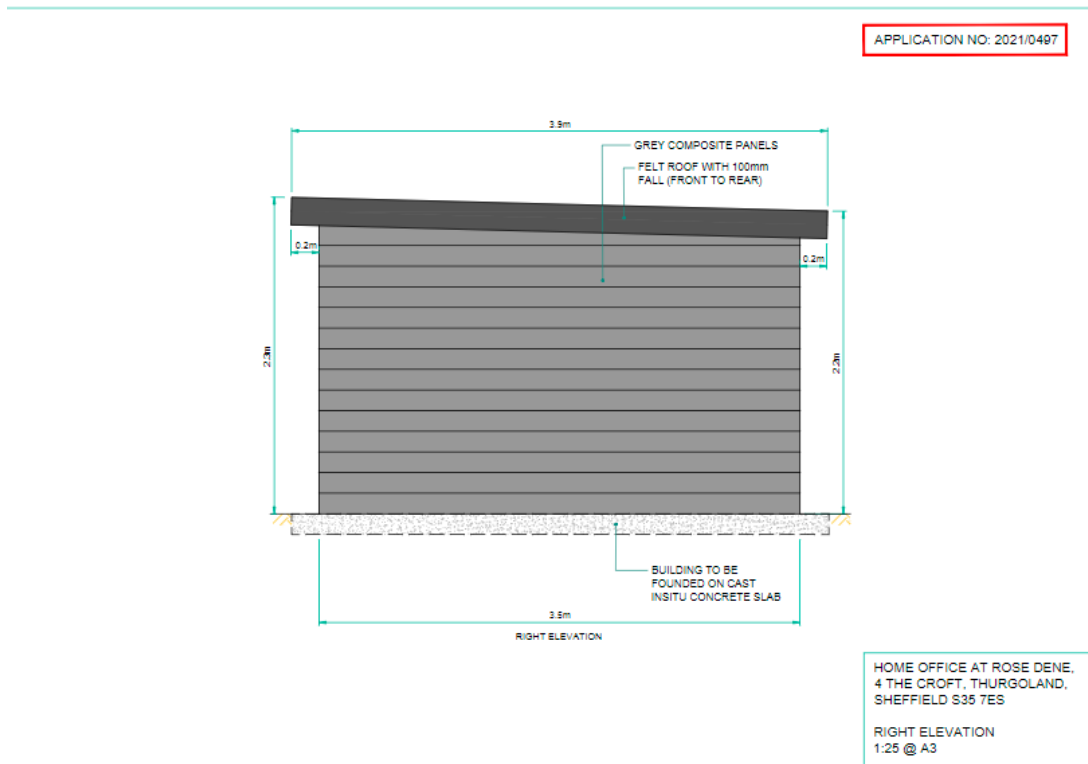




Proposed Extension:

The proposal involves the erection of a home office building. The proposed office measures approximately 4.3m by 3.9m and 2.3m in height. The proposed office would be constructed of grey composite panels and glazing to the front. The building is sited to the north eastern portion of the garden on an existing area of hardstanding. The outbuilding requires planning permission due to Permitted Development Rights being removed on the property.





Local Plan Designation: Green Belt

Conservation Area: No

Relevant History:

2014/0645 - Redesign of Plot 4 previously approved under 2010/0766 – Erection of 4 no dwellings – Approved with conditions

2010/0766 – Erection of 4 dwellings – Approved with conditions (Permitted Development Rights removed for the dwellings) (Extension of time limit)

2007/2125 - Erection of 4 dwellings - Approved with conditions (Permitted Development Rights removed for the dwellings)

Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
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:

	Yes / No (include comment if required)
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?	

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?	Yes
7. height to eaves 2.5m or less?	Yes – overall height only 2.3m
8. sympathetic design and materials to main dwelling?	The main dwelling is stone built, however the proposal is for a grey composite outbuilding, however this is acceptable as the outbuilding is set to the rear of the house and is well screened so will not be overly visible. There would be no significant impact to any adjacent properties given the small scale of the building and its position to the north eastern corner of the garden where it is well screened. The proposal is small in scale and will not significantly harm the openness of the Green Belt.
9. If room in the roof space, is it storage only?	No room in roofspace

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
1. Original dwelling	Taken from 2014 approval 378sqm
2. proposed extensions	16.7sqm
3. any existing extensions	None

4. total extensions (including proposed)	16.7sqm

Recommendation:

Approve with conditions