

Householder Proforma

Application Ref: 2021/1133

Address: Highfield House, Old Mill Lane, Thurgoland, Sheffield, S35 7EG

Neighbour Representations:

No

Property Description: Detached red brick farmhouse, with render to front elevation. The property has previously been extended to the sides and rear, although the extent of this is not known.



Proposed Extension: Proposed replacement of existing garden room extension with single storey extension to dwelling

Local Plan Designation:

Green Belt

Conservation Area:

Yes / No

Relevant History:

B/02/0451/PR Erection of front conservatory extension to dwelling

B/90/0140/PR Erection of extension to dwelling

2021/0489 Proposed replacement of existing garden room extension with single storey extension to dwelling

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Acceptable in Principle: Yes – the replacement of the existing garden room with the single storey extension will improve the visual amenity of the dwelling. The extension to the front of the property is a modest increase in size from the current garden room. This increase in size does not result in an increase of over 100% of the original property size. Historic photographs show that there have been lean to side extensions, although not as they are today since the early 1900s.

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	4m
3. roof design corresponds to existing	Yes
4. windows / doors of a similar design / proportion	Yes – although proposed windows are green
5. materials to match	Yes

Green Belt:

	Measurements
1. existing dwelling	11.79 x 5.77 = 68.02 sq m
2. proposed extension	4m x 8m = 32 sqm
3. any existing extensions	Rear extension - 29.6m Side extension – 2.28
4. total extensions (including proposed)	63.88

Recommendation: Approve with conditions