

# PLANNING STATEMENT

## SYCAMORE TERRACE

Ingbirchworth



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The following report has been compiled by **A<sup>2</sup> Studio** and aims to outline the principles behind the proposed demolition and side extension to Sycamore Terrace, Ingbirchworth.

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# SITE & LOCATION

## Site Address:

19  
Huddersfield Road  
Ingbirchworth  
Sheffield  
S36 7GF

The local area and neighbouring properties are predominantly of an agricultural nature. To the East and West of the site characterful stone properties flank the existing dwelling. To the North is the A629 and to the South lies gardens and Agricultural outbuildings.

The site itself lies just outside of the greenbelt allocation and is not part of any local conservation areas.

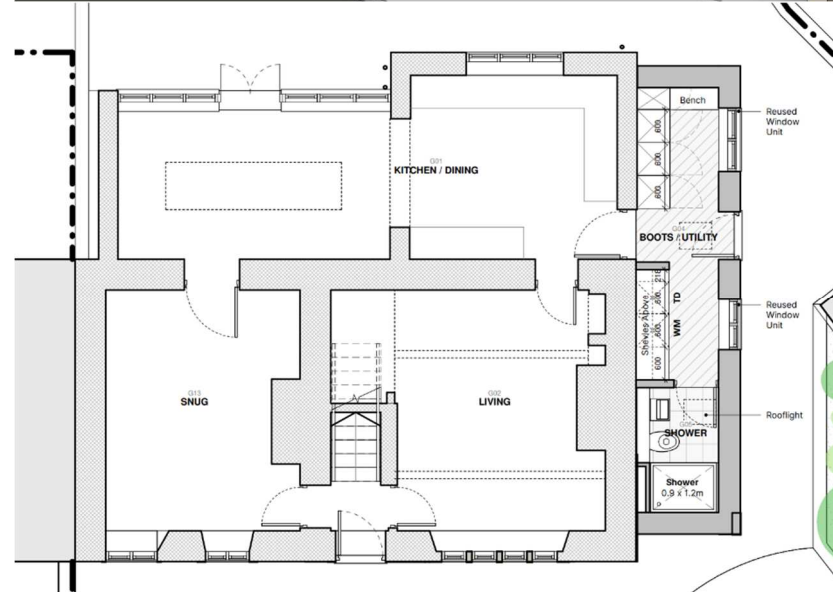


# SITE PHOTOS



# PROPOSAL

The applicants are looking to obtain a Certificate of Lawful Development to thermally enhance the single skin side extension and create an ground floor shower / WC with additional storage / boot room. The existing structure would be dismantled where inappropriate to improve. The new side extension would include two low profile roof lights, extending no more than 150mm from the finish face of the tiles. The existing timber frame windows and doors are to be reused where appropriate or matched if new. The existing materials are to be replicated, along with the decorative stone quoins along the principal front elevation.



# PERMITTED DEVELOPMENT

The single storey extension seeks to make no change to the front principle elevation. Roof pitch is to remain as existing. External width is to remain as existing. Materials such as render and stone decorative quoins are also to remain as existing. In plan the new extension is increased in length, but protrudes no further than the front and rear elevations. The overall height of the extension does not exceed 4.0m or 3.0m at the eaves.

The applicants are incredibly thoughtful with regard to the heritage of the existing property, much of which has been internally emphasised. They are looking to use high quality materials and finishes that are in keeping with the current palette.

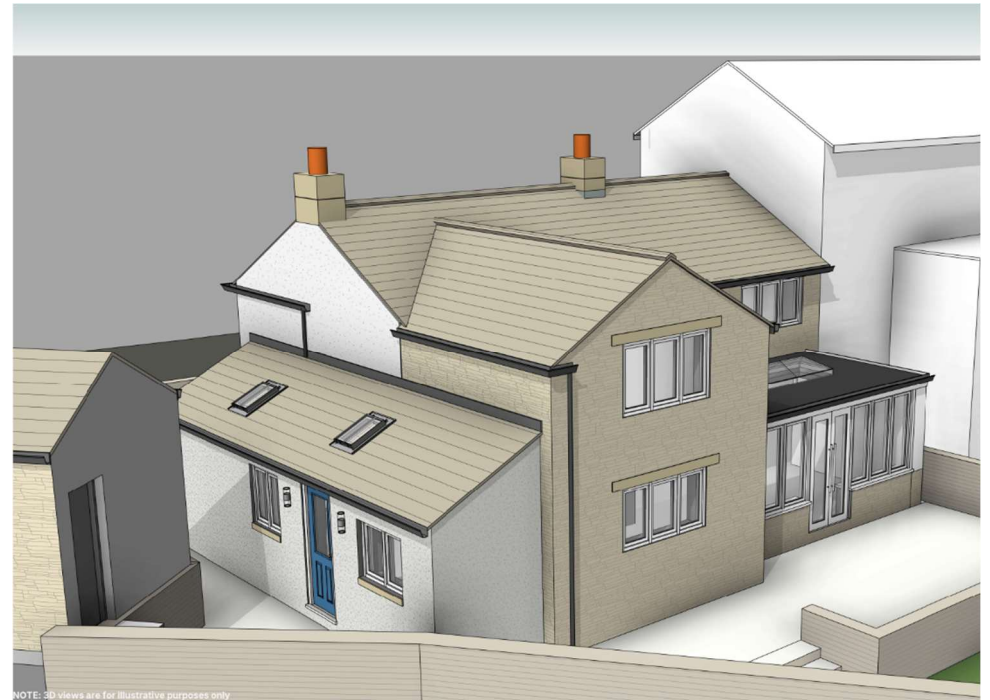


A - PROPOSED FRONT ELEVATION  
1:50



A - EXISTING FRONT ELEVATION  
1:50

# PROPOSED REAR 3D VIEWS





**A<sup>2</sup> STUDIO**