

Application Ref:

2021/0578

Address:

6 The Green, Thurlstone, Penistone, Sheffield, S36 9QG

Neighbour Representations: No

Penistone Town Council: No comments

Conservation Officer: No objections. It's possible the dwelling itself is pre-1850 but the map evidence is a bit vague. Even so, it's clearly a stone building with rendered elements decorated in white. There buildings in the vicinity with similar wall treatments and this is not untypical in Thurlstone. The increase in width is to my mind something that won't impinge the setting or character of the area in what is a less publicly visible part of the conservation area. The precedent of a garage already exists and so increasing the width of this seem unlikely to cause harm.

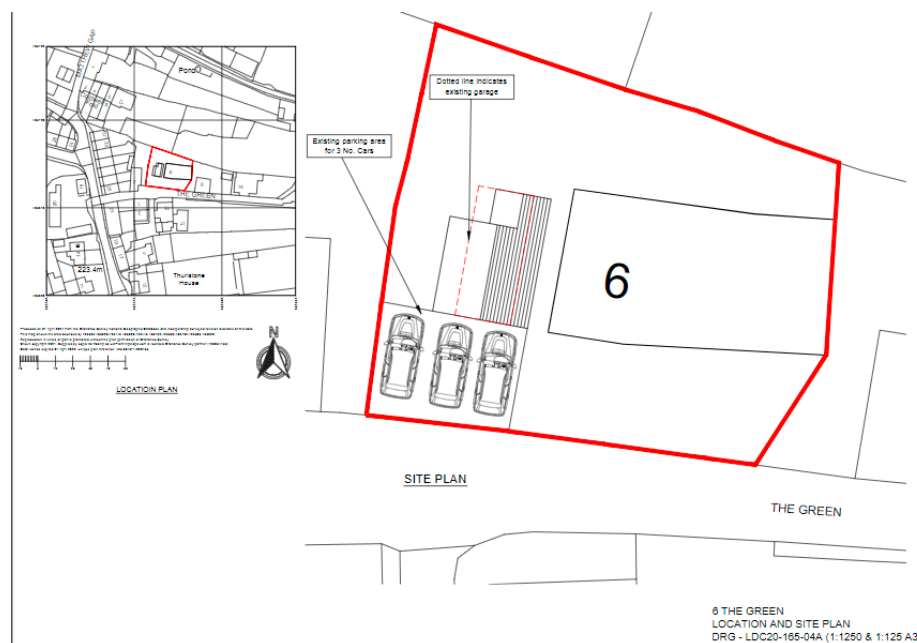
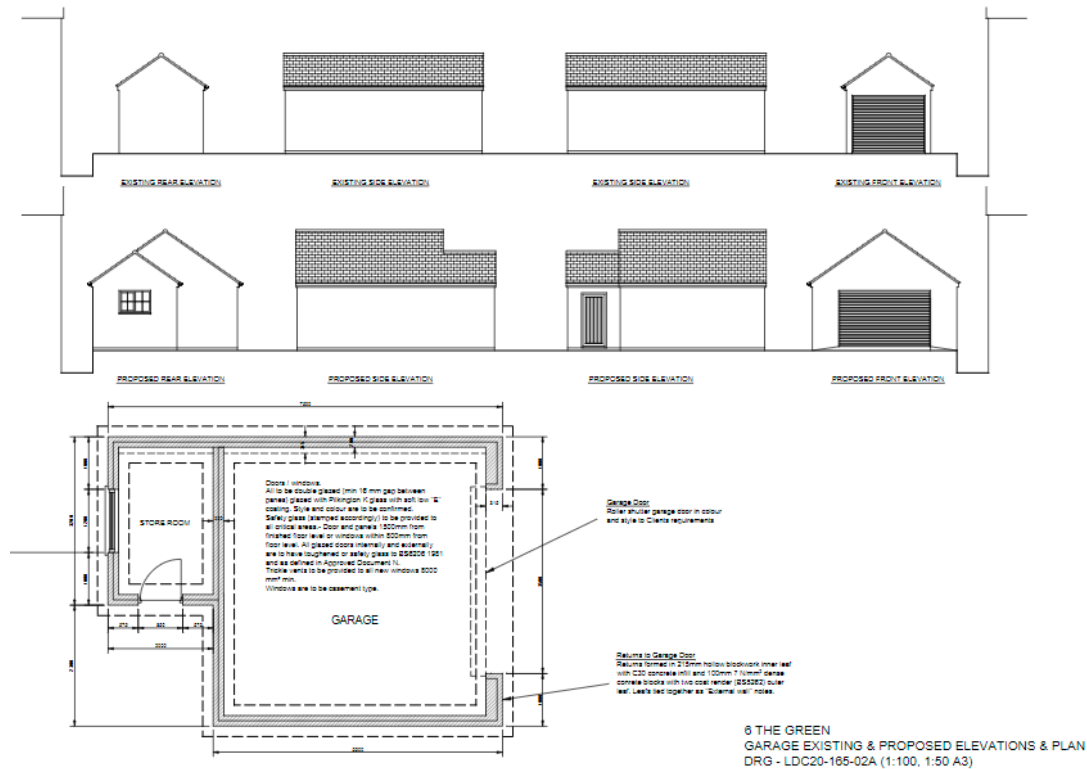
Property Description:

The property is a rendered two storey detached dwelling with a single detached garage. The property is set off The Green, within the Thurlstone Conservation Area. The property has parking for vehicles in front of the garage.



Proposed Extension:

The proposal involves the demolition of the existing detached single garage and the erection of a detached double garage and an attached store. The garage measures approx. 5.5m by 5.5m and the store 3.2m by 2m. The garage has an eaves height of 2.3m and 4.5m to the ridge. The garage and store would be constructed of rendered masonry and a slate roof.



Local Plan Designation: Urban Fabric

Conservation Area: Yes Thurlstone Conservation Area

Relevant History: None

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* Existing parking in front of garage to remain

	Yes / No (include comment if required)
6. single storey?	Yes
7. height to eaves 2.5m or less?	Yes – eaves height only 2.3m
8. sympathetic design and materials to main dwelling?	Yes rendered masonry with a slate roof to match the existing dwelling. Located in the Thurlstone Conservation Area and the Conservation Officer has no objections to the design or impact on Conservation Area.
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	
2. proposed extensions	
3. any existing extensions	
4. total extensions (including proposed)	

Recommendation:

Approve with conditions