

Application Ref:

2021/0796

Address:

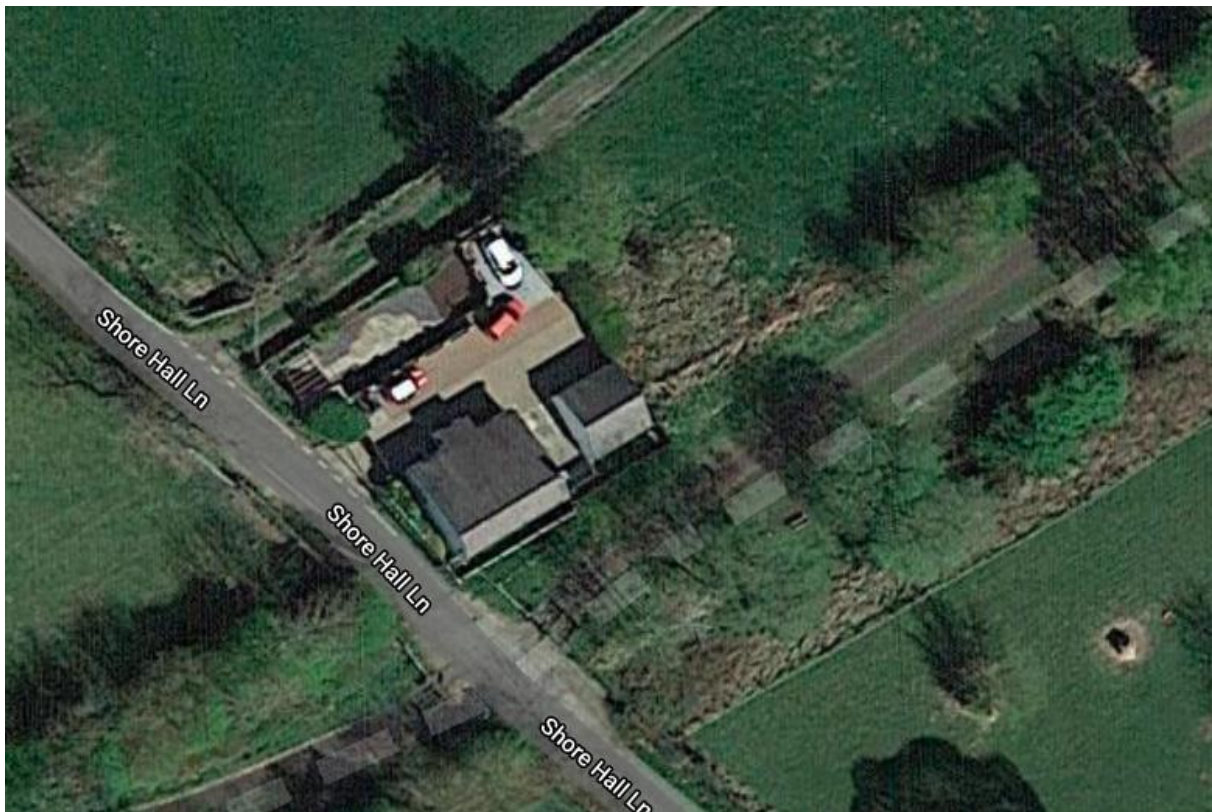
Keepers Cottage, Shore Hall Lane, Millhouse Green

Neighbour Representations: No, SN posted but no comments received

Penistone Town Council: No comments received

Property Description:

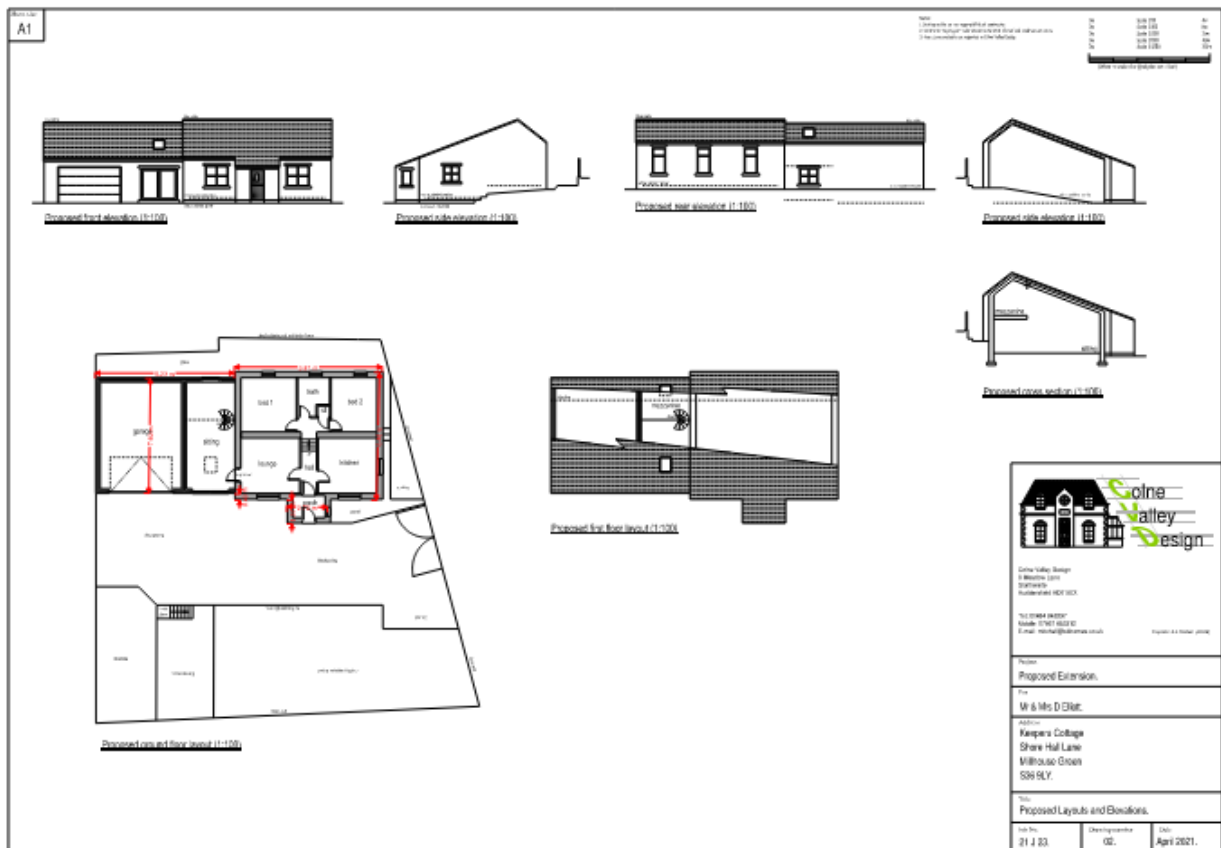
The property is a detached white rendered bungalow set within the Green Belt and adjacent to the Trans Pennine Trail. The property has an existing detached garage and front porch. To the north of the property are parking and turning areas. There are no immediate neighbours.





Proposal

The proposal involves the erection of a single storey side extension. The extension will replace the existing detached garage. The extension measures approx. 9.2m by 7.6m and will provide a garage and living room. The extension is set back from the front elevation by approx. 0.4m and will be constructed of matching materials.



Local Plan Designation: Green Belt
Conservation Area: No
Relevant History: No
Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
Single Storey	
1. set back	Yes
Two Storey / First Floor	
2. set back / set down (500mm minimum)	Yes set back 0.4m which is acceptable and lowered roof
3. less than 2/3 the width of the original dwelling	Not applicable, extension is single storey
All	
4. roof design corresponds to existing	Yes
5. windows / doors of a similar design / proportion	Yes
6. habitable room windows on the side elevation	No
7. materials to match	Yes
8. neighbouring property extended to side or windows?	No neighbouring properties

9. Any change to parking or access?	No existing parking to remain
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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?	Yes
2. small projection? (confirm measurement)	Yes 1.7m
3. roof design corresponds to existing	Yes pitched roof
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes matching materials but with a timber oak frame which is acceptable in this more rural location

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?	
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:

	Measurements
1. Original dwelling	9.8m x 8.4m = 82.32sqm
2. proposed extensions	9.2m x 7.6m = 69.92sqm
3. any existing extensions	Porch 1.5m x 2.7m = 4sqm
4. total extensions (including proposed)	73.9sqm – less than 100%

Recommendation:

Approve with conditions