

Application Ref:

2021/1037

Address:

4 Millcroft, Millhouse Green, Sheffield

Neighbour Representations: No

Penistone Town Council: No comments

Property Description:

The property is a detached dwelling set on a corner plot of a modern housing estate of similar detached properties. The dwellings are constructed of a mix of brick, render and stone. The property has an existing projecting two storey rear element. The property to the north, number 2 is of the same layout. A large garage with a high roof pitch separates the two properties and helps to screen the windows at first floor. The side of the dwelling faces onto number 8 Millcroft to the south.





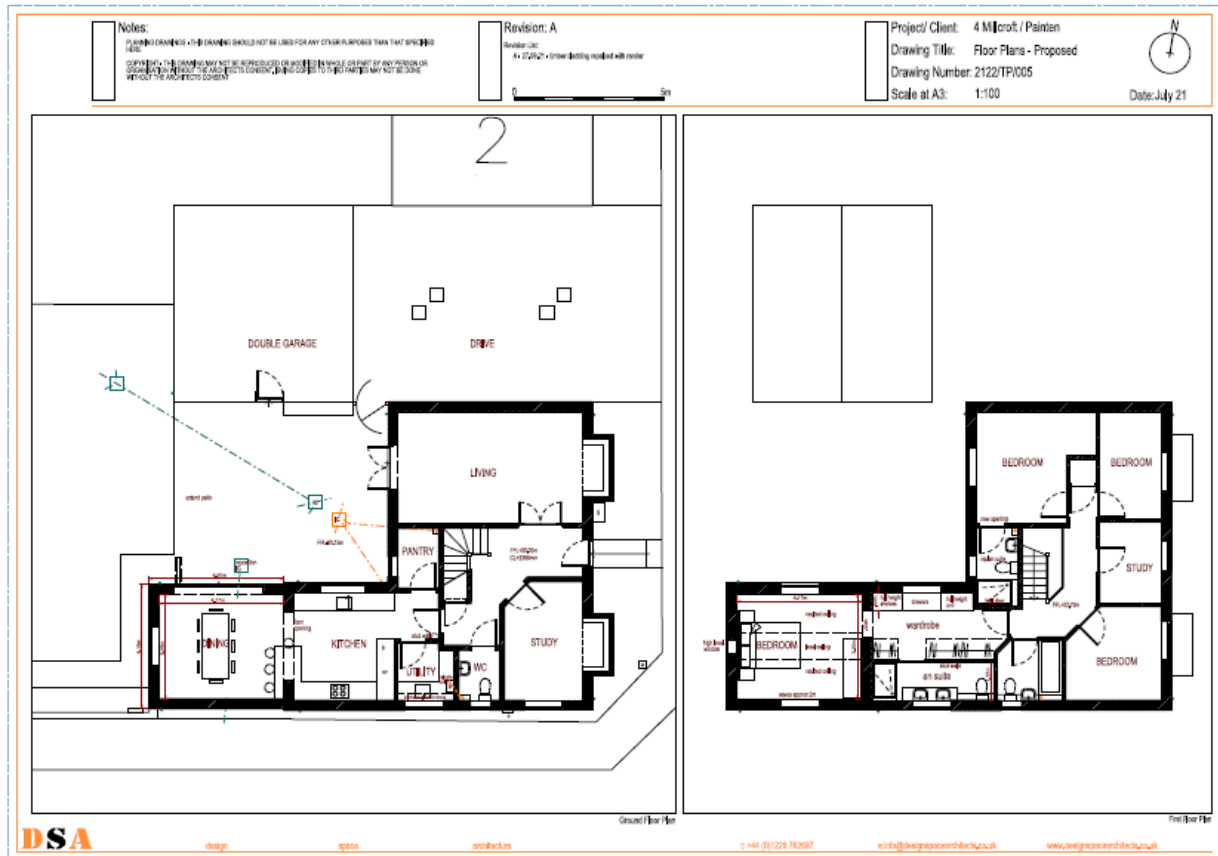
View from 1st floor



Example of rendered dwelling adjacent
Proposal

The proposal involves the erection of a two storey rear extension to the existing two storey projecting element of the dwelling. The plans have been amended during the course of the application with the materials changed from timber cladding to render, this is due to concerns raised with regard to the proposed timber cladding and the impact on the street scene. The extension would have a brick built plinth to match the adjacent dwellings.





Local Plan Designation: Urban Fabric
Conservation Area: No
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)?	No restriction for two storey extensions to detached dwellings.
5. semi-detached and less than 3.5m?	
All	
6. materials to match	The materials have been amended during the course of the application from timber cladding to render. The windows have also been altered to match the existing dwelling. The property is brick built however the extension will feature rendered elevations and a brick plinth to match the adjacent dwellings and to break up the expanse of brickwork. Given there are similar rendered dwellings opposite the proposed extension there are no objections to the materials proposed in this instance.
7. roof design compliments / ties in well	Yes pitched to match.
8. habitable room windows on the side elevation?	Yes at ground and first floor to each side. The windows at both ground and first floor to the north elevation of the proposed extension will be screened by the existing garage which has a high roof pitch (photos above) and is set along the boundary with number 2. The existing separation distances are maintained to the first floor windows. The window to the southern elevation will face across the road and would have views over the side elevation of number 8 Millcroft, therefore no significant overlooking would occur and the existing separation distances are maintained. Ground floor windows will be screened by existing boundary treatments.
9. distance to rear boundary (shared with another residential property) 10m or more?	No but only 1 small high level window is proposed to the west facing elevation at first floor level, so no significant overlooking will

	occur. Ground floor windows will be screened by existing boundary treatments.
--	---

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?	
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	
2. proposed extensions (x 2)	
3. any existing extensions	
4. total extensions (including proposed)	

Recommendation:

Approve with conditions

