

Householder Proforma

Application Ref: 2021/0645
Address: 152 Barugh Lane, Barugh Green, Barnsley, S75 1LL
Development Proposal: Extension of roof height, provision of front and rear facing dormers and alterations to the external facing materials.

Property Description:

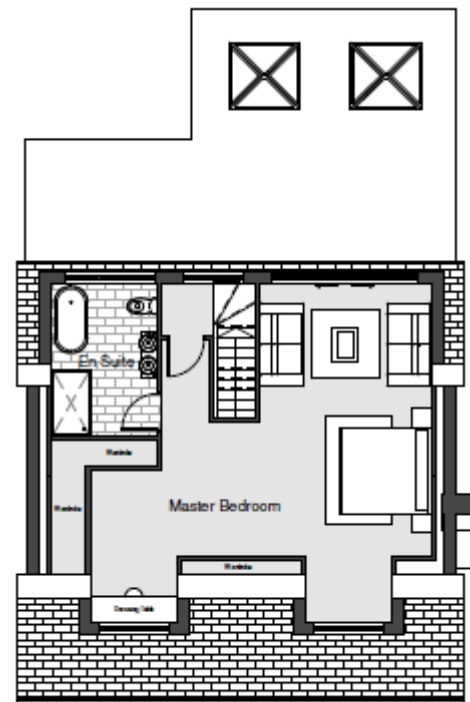
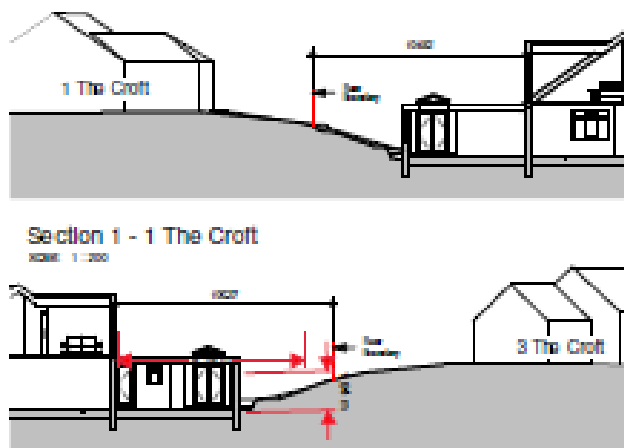
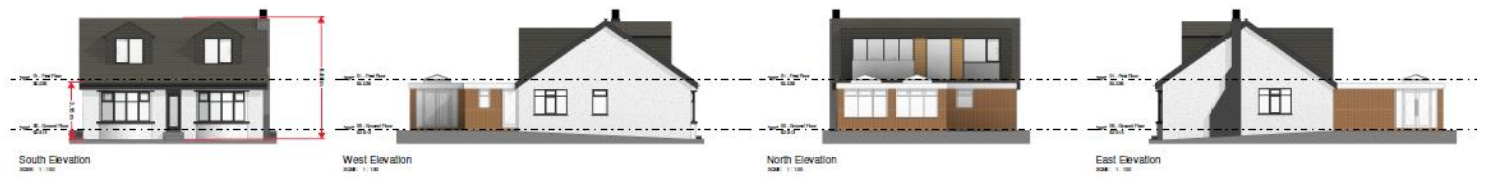
The site is a large domestic curtilage with a detached red-brick bungalow situated in its centre. There is a gentle fall in gradient to the east and north east across the topography of the site, with the dwelling's situated further west being set a higher level and those further east being set somewhat lower. The bungalow has a hipped roof and has been extended with a flat roof rear extension. The dwellinghouse is served by a long private drive that provides access to a number of other properties in this backland location. Pitched roof dormers are located at the rear of 150 Barugh Lane which are visible from the applicant's property.



Proposed Extension:

The applicant proposes to erect 2no. pitched roof dormers on their forward roof slope and 1no. flat roof dormer across the rear roof slope of their property. To enable the installation of the dormers, the roof height is to be increased from approximately 6m to 6.6m above ground level and the shape of the roof is to be altered from a hip to a pitch to create a greater level of internal space. The external material palette is also proposed to change from red-brick to white render upon the elevations.

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Local Plan Designation:	Urban Fabric
Conservation Area:	No
Relevant History:	2016/0070 – Erection of rear orangery extension to dwelling – Approve with Conditions
Acceptable in Principle:	Yes
Neighbour Representations:	None

Guidance Analysis

Front Roof Slope Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	Yes
2. Flat roof dormer on rear roof slope?	See second table below.
3. Dormers in street scene & similar style?	Yes
4. Set below roof ridge?	Yes
5. Set in [ideally 0.5m] from both the eaves and gable edge?	Yes
6. Set in 0.5m from party walls?	N/A – Detached dwelling.

Rear Roof Slope Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	See first table above.
2. Flat roof dormer on rear roof slope?	Yes

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3. Dormers in street scene & similar style?	Yes
4. Set below roof ridge?	Yes
5. Set in [ideally 0.5m] from both the eaves and gable edge?	0.5m from party walls, 0.25m from eaves.
6. Set in 0.5m from party walls?	N/A Detached Property.

Amenity Assessment:

Overbearance/Overshadowing:

The dwelling has a large curtilage that sets it significantly away from all adjacent boundaries. The closest boundary, the western boundary shared with 1 and 3 The Croft, is set up hill with the curtilages' of those properties set even further uphill (>2m). The result is that, despite the increase in roof height by 0.6m and the creation of a wider roof ridge, it is not considered that the impact of the vertical aspect of the extension shall create an unreasonable level of overshadowing or overbearance given the distance of the applicant's bungalow to the western boundary combined with the increase in gradient beyond that boundary.

The overshadowing caused by the dormers on both roof slopes is determined to be negligible given that they will mostly be within the shadow of the main ridge and the gable ends throughout the day.

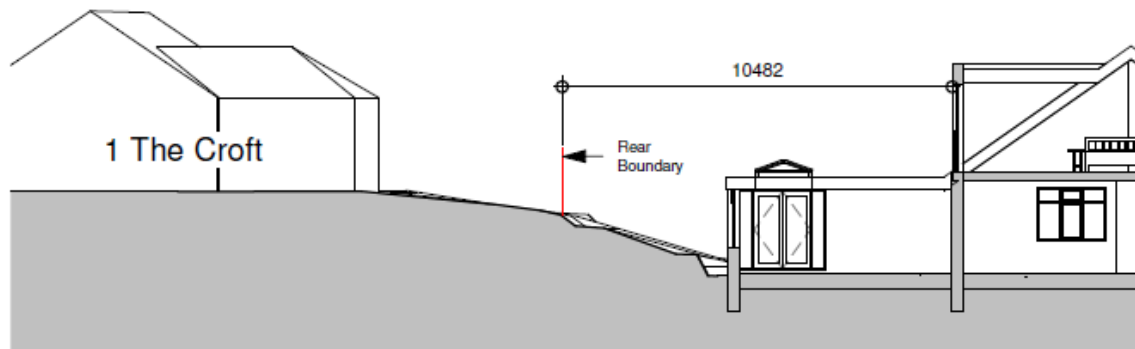
Privacy Loss:

The main area of scrutiny for the proposal concerns the impact of the rear dormer in respect of its potential to overlook the western boundary. The pitched roof dormers are located a minimum of 18m from the opposite boundary and surrounding properties further east are set even further away due to the location of the private drive.

An amended red line boundary has been submitted and subject to a second round of neighbour consultation which sets it further west than the original submission. The applicant's agent has also confirmed in writing that Certificate A on the application form is still the valid certificate. the alteration of the red line boundary infers that the boundary is not situated where the boundary treatment is located (the high-level wooden fence indicated in the site imagery above) and that the ownership boundary meets the 10m distance requirement in the SPD House Extensions for first floor windows that are to be created in the rear dormer which face the western boundary with 1 and 3 The Croft.

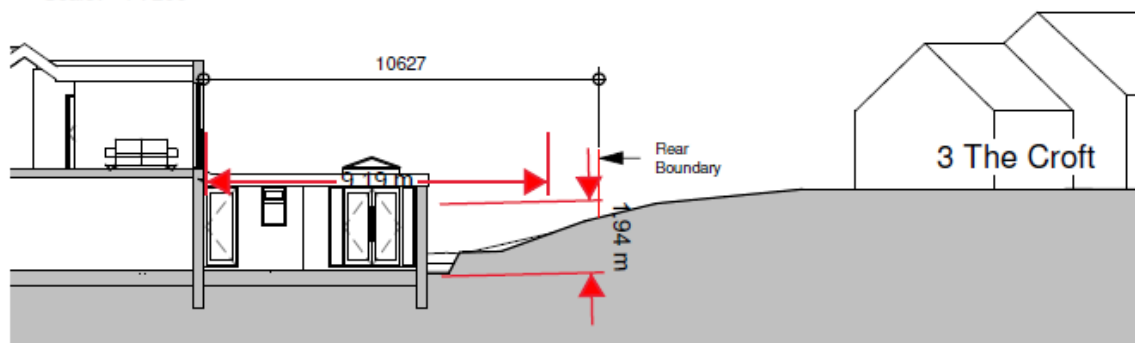
Regardless of the above arrangement in respect of the ownership boundary, the assessment that is considered more appropriate in this instance is the distance to the boundary treatment which separates the applicant's property from their neighbours further west and the interaction of the outlook from the new first floor windows relative to the private curtilages opposite. In this aspect, the distance is 9.2m between the new windows and the fencing and this is below the 10m minimum required by the SPD. That being said, the increase in gradient to the west more than offsets the impact of the separation distance between the windows in the rear dormer and the western fence as evidenced in the section plan below:

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Section 1 - 1 The Croft

Scale: 1 : 200

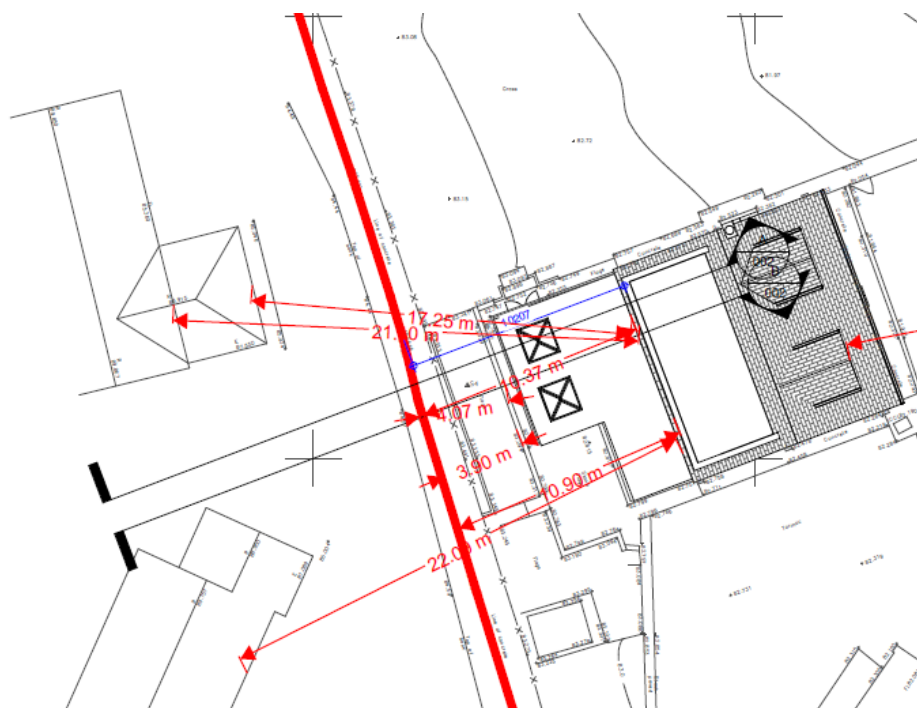


Indeed the above evidences that the fall of the land creates an equal relationship between the windows on the rear elevations of the dwellings on The Croft and the applicant's property. Meanwhile the Juliette balcony of the dormer where the habitable room is located faces the shared boundary between 1 and 3 The Croft. This relationship significantly lessens the impact of the level of overlooking of private space that is incurred as the areas near the boundary. This is not to say that no privacy loss will be incurred, particularly for 3 The Croft, however the level of privacy loss is determined to be within acceptable levels given that the shortfall of the rear first floor window relative to the western boundary is small (approx. 0.8m) and the increase in topography to the west more than offsets the level of overlooking.

At request of the case officer, the rear window of the balcony was amended to include a glass balustrade to form a Juliette balcony. This is to prevent use of the single storey rear extension's roof as a terrace, which would incur more significant harm, to surrounding residents. The balustrade will be conditioned to remain in situ unless otherwise agreed in writing with the LPA.

It is acknowledged that the separation distance from the habitable room window within the dormer would be positioned less than 21m spacing standard between habitable rooms that face one another set out within the SPD Design of Housing Development to the nearest part of the extension that is part of No.1 The Croft. However, I am content that the new main habitable window would primarily be orientated to face side elevation of 3 The Croft, as presented in the site plan below and 21m is achieved to the original rear wall. In addition No.1 the Croft is on a higher land level as evidenced by the cross section and so the ability to look down and sideways would be largely mitigated against by existing boundary treatments:-

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22m would be achieved to the rear of no.3 The Croft with the window on the right hand side of the dormer serving a bathroom and likely to be fitted with obscure glazing in any case.

Visual Amenity:

In terms of visual amenity, the alteration of external materials is deemed acceptable as render is located on a property directly opposite at 44 Norwood Drive. Likewise, the flat roof dormer is situated on a rear roof slope which is typical for this style of development and will not be a significant impact to the appearance of the dwelling. As previously stated there are also pitched roof dormers located on 150 Barugh Lane which sets a precedent for this form of development as well. Pitched roofs are the predominant form of roof in the locality and, given that the dwelling is somewhat isolated and detached from surrounding dwellings on account of its large plot, the alteration from a hipped to a pitched roof is not considered to be a detrimental alteration in respect of visual appearance.

Irrespective of the above, the dwellinghouse is set in a backland location away from the main street scene of Barugh Lane.

Conclusion:

To conclude, the development is considered to be acceptable in terms of residential and visual amenity impacts and is therefore in line with the guidance set out within the SPD House Extensions and, by consequence, in accordance with LP Policies GD1 General Development and D1 High Quality Design and Placemaking.

Recommendation: Approve