
2023/0024

Mr C Fisher

Increase in roof height to enable conversion into dormer bungalow with new front and rear facing dormers, single storey extensions to the side/rear with associated under-build below the rear extensions and first floor rear balcony.

5 Castle Drive, Hood Green, Barnsley, S75 3EY

Site Location & Description

Castle Drive is a quiet, residential road within the village of Hood Green, and is characterised by a mix of single and one and half storey detached properties. There is a mix of housing styles and designs with no uniform character.

The application relates to a single-storey, detached brick and artificial stone-built dwelling located on the southern side of Castle Drive. The dwelling is designed with a gabled roof, with the roof slope fronting the highway. The property benefits from a single storey attached, flat roof garage to the western elevation, which in turn is attached to the attached garage associated with the neighbouring dwelling, 4 Castle Drive. The property sits in a large plot, which slopes north to south resulting in a slight under-build to the rear and a raised patio area with steps to provide access to the rear garden, which backs onto open green belt beyond.

Site History

Whilst there have been no previous applications and the site, there have several similar applications within the immediate vicinity of the site including:

2019/0719 at 4 Castle Drive – Replacement pitched roof dormer extensions to front and rear including provision of balcony to rear (Retrospective) – Approved

2020/0554 at 3 Castle Drive – Demolition of existing attached garage and erection of replacement attached garage to front/side of dwelling with single storey extension located behind to rear with associated under-build – Approved

2020/0100 at 2 Castle Drive – Front, side and rear extensions including the erection of front porch, provision of integral garage, raised patio area with associated enclosures, new roof to form dormer bungalow with dormers on both sides, first floor windows at the rear and side and changes to external facing materials – Approved

2017/0193 at 12 Castle Drive – Erection of single storey side and rear extensions and installation of a front dormer window – Approved

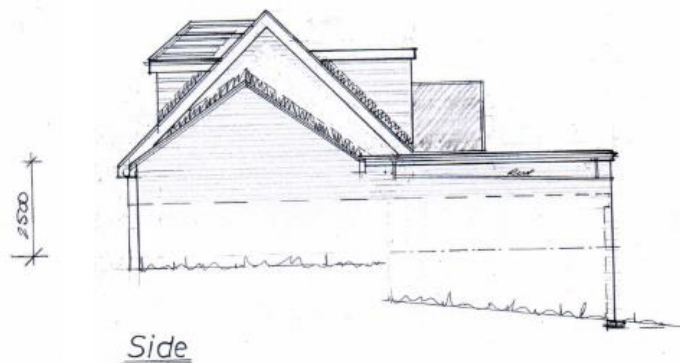
Proposed Development

The applicant seeks permission to increase the ridge height of the dwelling, the installation of a flat roof rear dormer, two pitched roof front dormers, and the erection of a single storey side and rear

extension. It is also proposed to utilise the roof of the existing rear projection as a balcony, and create a raised patio area to the rear of the property.

It is proposed to increase the ridge height by approximately 1m. The existing garage is to be demolished, and replaced with a 3.74m wide extension, projecting the full depth of the property and 5.2m beyond the rear elevation, wrapping around the rear elevation at an angle to link into the existing 2m rearwards projection.

The plans have been amended during the determination of this application. The original plans included a front porch extension, which has been removed, there has also been some alterations to the design of the rear extension and rear dormer which was original built off the rear wall.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

Stainborough Parish Council – No objections

Representations

Neighbour notification letters were sent to surrounding properties; two letters of representations have been received. One in relation to the original plans received in January 2023 relating to overlooking of the neighbouring property from the proposed balcony and one in July 2023 raising concerns that the proposals result in the application property being separated from the neighbouring dwelling, with concerns relating to the exposed wall.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Visual Amenity

As mentioned previously the plans have been amended during the determination of this application. The amendments, whilst minor, have seen the removal of the front porch extension and alterations to the design of the rear dormer window which was originally built off the rear wall of the dwelling.

It is proposed to increase the ridge height by approximately 1m, as mentioned previously, there is no uniform house style within Castle Drive, whilst the properties are all single storey, they have differing ridge heights and utilise room in the roof space with the inclusion of dormer windows.

Therefore, whilst it is proposed to increase the ridge height of the dwelling, it would not be out of character with the area.

Supplementary Planning Document – House Extensions and other Domestic Alterations states that the design of dormer windows should reflect the character of the area and the surrounding buildings. Usually, vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area. The style of dormer proposed, with hipped roofs, are characteristic of the area and is evident in the neighbouring dwelling and the surrounding properties. It is acknowledged that the rear dormer is designed with a flat roof; however, it is located within the rear roof plane and not highly visible from public vantage points and its design provides a modern contrast to the typical 1960s bungalow. It is also worth noting that a flat roof horizontally proportioned rear dormer of the same dimensions could be erected under permitted development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended).

The proposed side extension is designed with a pitched roof; it is acknowledged that it is a different pitch to the main dwelling, however, the extension remains subordinate to the original dwelling and given the dwellings position within the street scene would not result in a prominent feature within it. In addition, it would replace a flat roof, which is visually at odds with the pitched roof dwelling.

Again, the rear extensions are designed with a flat roof, however the eaves of the extensions are compatible with main dwelling and the rear elevation is not visible from public vantage points, and a single storey rear extension with a similar design could be erected under permitted development.

The extensions are to be constructed from materials to match the original dwelling, red brick, however no materials have been specified in relation to the proposed dormer windows and as such it is considered prudent to include a condition relating to their proposed materials.

It is therefore considered that the proposed extensions and alterations are acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Residential Amenity

The dwelling is located on the southern side of Castle Drive and is designed with a similar footprint, and on a similar building line to the neighbouring dwellings therefore the increase in ridge height would not result in a significant increase in overshadowing or reduce levels of outlook of the neighbouring properties to a detrimental level.

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m. No guidance is provided in relation to extensions to the rear of detached houses, other than they will be considered on their design merits and where no adjacent properties are affected.

The proposed side and rear extensions are to be located on the western side elevation, wrapping around the southern rear elevation and is to replace an existing attached garage. The extension would be located within the building line of the neighbouring dwelling, 4 Castle Drive and their

attached garage. The proposal is located a sufficient distance from the property to the east not to impact on this property, as such the proposed side and rear extension would not lead to an increase in overshadowing or reduce levels of outlook to an unreasonable level.

There are no windows proposed on the western elevation of the proposed extension, and those located on the eastern elevation are a sufficient distance from 6 Castle Drive not to increase levels of overlooking.

It is proposed to install dormer windows to both the front and rear elevations and do not project closer to their respective boundaries than the original dwelling. It is acknowledged that it is proposed to utilise the roof of the existing rear projection as a balcony, given that open green belt is located beyond the rear boundary, it would not increase levels of overlooking to the rear. It is acknowledged that the balcony and the raised patio could increase levels of overlooking of the neighbouring properties, particularly 6 Castle Drive. However, the neighbouring dwelling is located approximately 2m from the eastern corner of the application property, with the balcony and the raised patio to have 1.8m obscurely glazed screening to the relevant elevations; the 1.8m is to be measured from the floor level of the respective elements. This is considered sufficient to limit increasing levels of overlooking of the neighbouring dwellings without reducing levels of outlook.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Highway safety

The development will increase the number of bedrooms from two to three, which would result in the requirement for additional parking provision. The garage falls 0.8m short in the length to be considered a parking space, however it is still of a substantial size to accommodate a vehicle, nevertheless parking provision is also provided to the front of the property and the dwelling is located on a quiet residential street with no on-street parking restrictions and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Other Issues

Comments have been received in relation to the application property being separated from the neighbouring dwelling which is not material planning consideration given that the attached garage could be demolished and re-built without planning permission. The applicant has been made aware of the concerns of their neighbour which is a civil matter between the two parties.

Conclusion

Based on the assessment above it is considered that on balance the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions