Planning Application No: 2014/0209

Planning Statement



Part A
Introduction

This planning statement has been written in response to correspondence received from the planning officer who is managing the application.

The correspondence raised concern to the dormer window positioned on the front elevation of the proposed development and that this will be resisted due the design contravenes adopted planning guidance; the supplementary planning document for housing extensions that was adopted in 2012.

This statement will explain the proposed developments site and surroundings and give a further policy review to the supplementary planning document to see whether a different interpretation of the adopted policy can be justified.

The proposed development is for;

"Raise level of existing roof to provide additional living accommodation and installation of front and rear dormers to dwelling."

In the context of the proposed development on Moorend Lane in Silkstone Common, a study was undertaken to assess the number and location of dormers within the village, this is a separate document named: Silkstone Common Residential Properties Front Elevation Dormer Study. This statement has used the outcomes from that study and therefore it should be read in conjunction with this statement.

Format of this statement

This planning statement has been written in a similar format expressed within the best practice guidance document Design and Access Statements: How to write, read and use them written by CABE. Therefore the document has been structured as follows:

- Part A provides an introduction to the statement
- Part B explains the site and street description, the growth of Silkstone Common and the local character / distinctive features of the built environment and the proposed development.
- Part C examines the planning policy to which the proposed development is considered to contravene, review the planning policy against Part B and use the findings of the front elevation dormer study as a guide and conclude the findings.

Details of the correspondence received from the planning officer

The response was received from the planning officer on 7th April 2014, this stated;

"Notwithstanding the fact that there are a variety of building styles and types on the same side of the road as the application site, none have dormers. Conversely, the houses on the opposite side of the road are very uniform in nature but again, none have dormers. If dormers were to be allowed in the proposal site, and in contravention of the adopted Supplementary Planning Document, it would set an undesirable precedent, whereby it would be difficult to refuse future proposals in other properties and the pleasing uniformity of the houses opposite could be lost.

Unfortunately therefore, I am advised that a dormer would remain unacceptable and would be recommended for refusal if your client is unwilling to amend the proposal.

I know that your client will be disappointed with this advice but adopted guidance is used for the guidance of applicants and officers to ensure that the character and quality of and area is maintained. If your client would consider a velux in place of the dormer then I am sure the application can be supported."

Part B

The Site

The site is on Moorend Lane within the village of Silkstone Common. Silkstone Common is situated approximately 3 miles west of Barnsley and is about a mile to the south of Silkstone, on the B6449 between Dodworth and Oxspring. Silkstone Common is within the Parish of Silkstone.

The site has woodland to the southern and western boundaries and the northern boundary is a detached two storey residential property.

Street Description

Starting from the junction with the B6449 and on the same side of the road as the development site there is firstly the entrance to the three storey town house development (The Roses). These houses front onto the B6449 and built into the roof structure on the rear elevation of each property is a dormer. These can be clearly seen when moving along the street and are therefore part of the street scene.

Next is a small cul-de-sac (Orchard Close) of detached properties which were built in the 1970s and beyond this point are 6 properties of varied age and style before the application site. The oldest of the properties has a gable front and also a gable feature above the upstairs window (Image 5). South of the application site and beyond the entrance to the community woodland is Silkstone Common Infant and Primary school. The school has gable ends and pitched roof features above certain windows that all on the front elevation.

Further south on Moorend Lane are a range of bungalows and large detached properties, each having distinctly different character.

Beyond these properties on Moorend Lane is a residential development where the building plot started opposite the South Yorkshire Buildings on Moorend Lane and then forming Nether Royd View (Planning ref no: B/91/0914/PR). A key character feature on Moorend Lane section of the build was to have a standard gabled roof and includes a front facing pitched roof above the main window (image 8); this feature reflects the South Yorkshire Building development (images 3 & 4).

On the opposite side of the road from the development site and starting from the Moorend Lane B6449 junction there is a block of terrace houses built around the turn of the 20th Century. South of the terrace block is a semi detached property, this property is part of the villages Council building programme of the 1960s.

South of the semi detach property is the junction, this is Moorland Place and on first three properties on Moorland Place there are three dormers to their front elevations and pitched roof features above the upper floor window. These are clearly visible from Moorend Lane and therefore form part of the Moorend Lane street scene.

South of the Moorland Place junction are two detached properties of the same design: four bedroom properties with attached garage and a gable to the front elevation (Image 7). Both properties were part of a redevelopment to the previous corner plot properties from the council building phase. This redevelopment took place in the 1980s.

Further down Moorend Lane are a number of semi detached properties from the council building phase. These are three bedroom properties which have had only minor alterations to the exterior since construction. This building phase continues to the Hall Royd Walk junction and to two blocks of four attached properties beyond.

After these blocks of four properties are three detached properties where the first and third are bungalows and the second property is two storey with a gable end on the front elevation.

The last block of residential properties on Moorend Lane is the distinctive development: South Yorkshire Buildings (Images 3 &4).

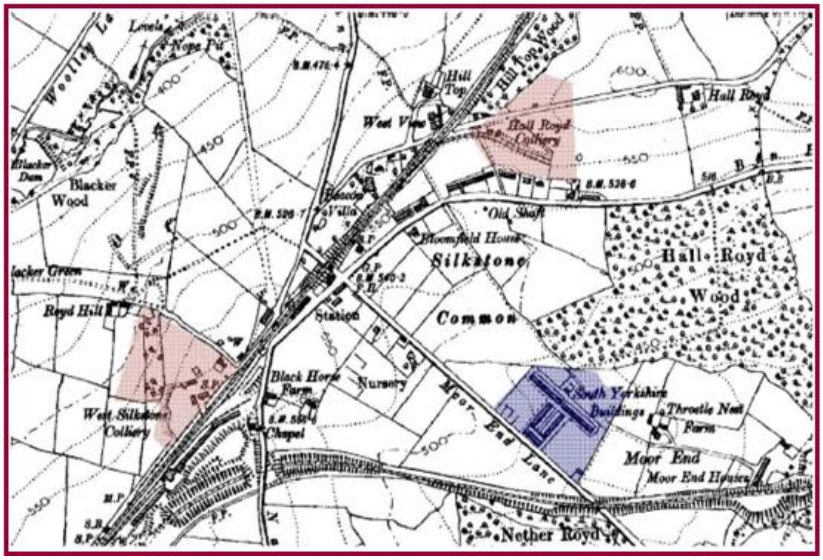
Area Description

Looking back into the history of Silkstone Common, the village was built along the Dodworth to Oxspring road (Ben Bank Road or Knabbs Lane or the B6449). Moorend Lane and Cone Lane were the links to the surrounding villages and major growth along these roads was not pursued until late into the 20th Century.

By reviewing historical maps of the village, the village growth and local character / distinctive features can be explained. Map 1 is an early view of Silkstone Common.

Map 1

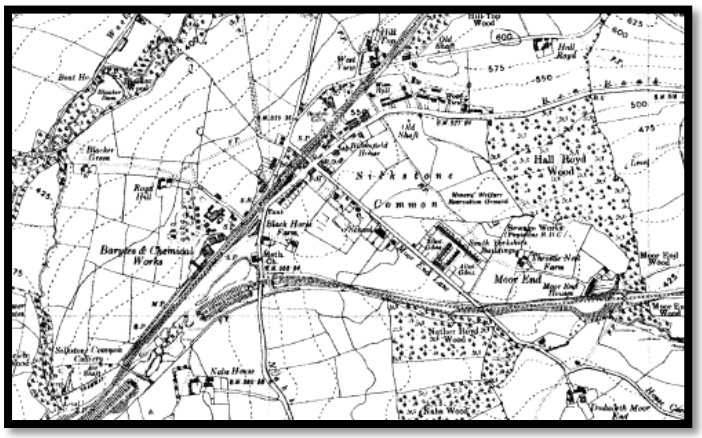
The map of 1880 that shows the roads through the village, the rail lines to the north (with station)and the rail line to the south. The blue coloured area is South Yorkshire Buildings and the red areas the collieries.



Some of the original brick built properties are still evident along the B6449 and the first wave of terrace housing is still standing today. In 1877 the industrial settlement named South Yorkshire

Buildings was built by The South Yorkshire Coal and Iron Company and nearly all of this housing was to house the workers of the local collieries, industries and farms. There are very few examples left within the area of this type of industrial legacy and the striking roof design has had a large influence on future housing development within the village.

Between the turn of the 20th Century and to pre World War Two (Map 2), the development of the village was still concentrated along the B6449 with some growth along Moorend Lane.



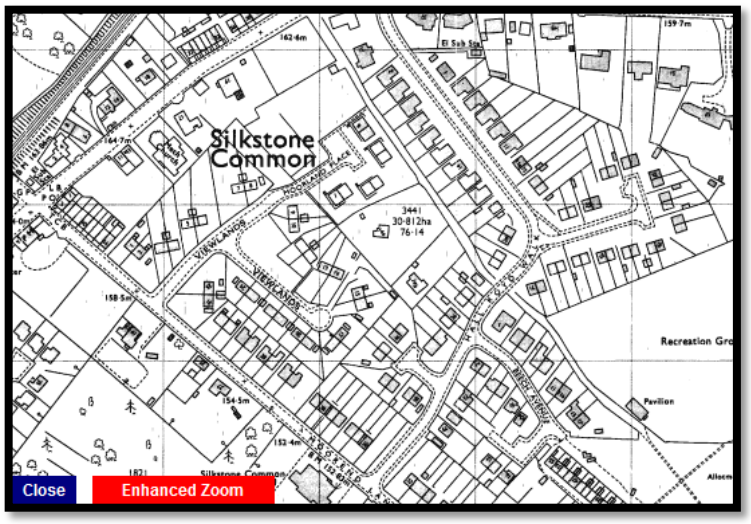
Map 2

Linear development consisting of individual builds along the B6449 and Moorend Lane

From the 1950's to the mid 1970's saw the infill growth between the north east of the village from the B6449 to Moorend Lane and this was delivered in two building phases. There was the development of Viewlands which consisted of mainly bungalows and the uniformed blocks of semi detached properties along Moorend Lane, both of standard Council designs of the time. Additionally there was the development of Hall Royd Walk which was undertaken by a private housebuilder(s), this can be seen on map 3.

Map 3

Silkstone Common in 1973



It is apparent when looking at the design of these building phases, there was little regard placed on the existing local design characteristics of the area. This period of house building has been debated many times and this statement can be justified.



Image 1: Uniformed semi detached properties of Moorend Lane



Image 2: The 1970s private housebuilder (s) of Hall Royd Walk

The house building phases undertaken after the mid 1970s were more sympathetic to the existing character of the village and it is apparent they drew influence from the industrial settlement and other historical buildings of the village. The industrial settlement of South Yorkshire Buildings and the other key buildings of the village have a distinctive roof design where all have very distinctive pitched roof features and/or gable ends.





Image 3 & 4: Above is South Yorkshire Buildings and below are two distinctive historical buildings.




Image 5: The red brick building is on Moorend Lane. Image 4: Terrace block is on Ben Bank Road.

This gable end design with a pitched roof above a window is also included within the design of Silkstone Common infant and primary school.

Image 6: Silkstone Common Infant and Primary School



There has been some redevelopment of the council built properties on Moorend Lane which were more sympathetic to the stronger historic features of the village and these included gable ends to the front elevation.

Image 7: Redevelopment of plots on Moorend Lane



On Viewlands and Moorland Place, redevelopment of the 1960s council house building phase has also taken place. Again, these redevelopments were designed to be sympathetic to the distinctive features of the village.

Image 7.1 Redevelopment of plots on Viewlands and Moorland Place respectively





Housing development delivered post the mid 1970's have strengthened the local distinctiveness and characteristic of roof design (gable ends and pitch roof above the upper floor window on the front elevation) and this can be apparent on all of the following residential developments.

Image 8: Moorend Lane



Image 9: Nether Royd View



Image 10: Black Horse Drive



Image 10.1: Black Horse Drive



Image 11: Ladyroyd



Image 12: Ben Bank Road



Image 13: Beacon Court



Proposed Development

The existing property is a three bedroom bungalow with an attached double garage. The bungalow has a gable front.

The proposed development is to remove the existing roof and replace this with a roof with increased pitch to enables an upper floor to be established. There are two dormer windows and a velux window to the rear elevation and the front elevation has two velux and one dormer window.

The dormer window to the front elevation has been proposed to give the development balance and be consistent with numerous developments within the village.

The attached garage has not been altered and remains as existing.

Part C

Planning Policy Assessment

From assessing the correspondence received from the Planning officer, the main focus of contention is with compliance with the supplementary planning document: Housing Extensions. It is therefore considered the proposed development complies with the below quoted planning policy documents;

- National Planning Policy Framework (March 2012)
- Barnsley Local Development Framework Core Strategy (September 2011)
- Barnsley Metropolitan Borough Council Supplementary Planning Guidance 35, Silkstone Parish Design Statement (June 2007)

This planning policy section assessment will review compliance with Core Strategy Policy CSP 29 and the Supplementary Planning Document: Housing Extensions.

Core Strategy Policy CSP 29 – Design Principles

High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:

- topography, Green Infrastructure assets, important habitats, woodlands and other natural features
- views and vistas to key buildings, landmarks, skylines and gateways
- heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:
    - Barnsley Town Centre
    - Penistone and the rural villages in the west of the borough
    - within and adjacent to Conservation Areas

Housing Extensions SPD – Adopted 2012

The adopted SPD is intended to cover the whole of the Barnsley district and covers in detail rear, front and side extensions. Due to the nature of the proposed development a large proportion of the document is not relevant to proposed development. The below policy sections are considered relevant.

Section 4 - Design Principles

> *"It is important that any extension is designed to be in keeping with your property and the character of your neighbourhood..."*

Also within the building form subsection;

> *"a more logical and sympathetic way of extending a house whose gable faces the street. The extension is set back to allow the original house form to be expressed."*

Section 7 –Detailed guidance on types of extensions and alterations; Dormer Windows

"When considering whether to install a dormer window you should assess whether there is adequate space within the attic to accommodate a room(s) with adequate headroom without requiring a dormer extension that will dominate the roof"

Subsection: Style

"The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building."

"Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area."

"pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons."

Subsection: Location

"To assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations."

Planning Policy Comments

On reviewing the proposed development against the highlighted policies there are two main policy assessments to carry out. The first regards the overall proposed design and whether this complies with the Core Strategy policy CSP 29 and the SPD: House Extensions. The second policy assessment to carry out related to the dormer and the whether this complies with the SPD: House Extensions.

For the design assessment, does the proposed development;

- take advantage and enhance the distinctive features of Barnsley, in particular the heritage and building styles in and around the rural villages to the west of the borough (CSP 29), and
- designed to be in keeping with the existing property and the character of your neighbourhood (SPD - Section 4 Design Principle).

The main heritage development within Silkstone Common is the South Yorkshire Buildings with its large gable ends to the building and pitched roofs above the upper floor window to each property. Additional buildings that can be considered of heritage value within the area include similar building styles: gable ends and pitch roof characteristics as explained within Area Description section.

The residential designs of the housing phases that occurred after the mid 1970s have include these building styles within the unit designs and use gable ends and pitched roofs above the corresponding upper floor window to the front elevation. There has also been use of dormers on the front elevation.

The front elevation of the existing property has a gable, the proposed development maintains the gable and by altering the roof pitch it is able to increase the height to enlarge the living space. The

three windows included into the roof, the left hand window has a pitched roof above the window helping to balance the development and is similar in design terms with many existing developments of the village. It is considered in design terms the development complies with the design principles of the SPD and be in keeping with the existing property and is in keeping with the character of the area.

Due to the nature of the proposed development (bungalow vertical extension) the upper floor pitched window is a dormer window and this is covered separately within the aforementioned SPD. This becomes the second policy question to answer. Does the dormer on the on the front elevation;

- Reflect the character of the area,
- Have a pitched roof as these are traditionally found within the Barnsley area,
- Comply with the location section of the policy.

On the first two points it is considered the dormer on the front elevation complies with the SPD. The design does reflect the character of the area and the design is for a pitched roof, therefore complying with the style subsection of the dormer section. On the location policy, Moorend Lane is not characterised by dormers on the frontage of property and the planning officer is proposing to refuse the development on this point. On further analysis to the full wording to the location policy this states:

> *"the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage,* ***or these are a feature of the area****/street/terrace, dormer windows should be located on the rear or secondary elevations."*

The question has to be asked; are dormer windows a characteristic of the area? To answer this question the Silkstone Common Residential Property Front Elevation Dormer Study was undertaken. The study found that;

- There are 43 built residential properties within Silkstone Common that have dormers on the front (principle) elevation;
- There will be 44 front elevation dormers once Point 44 is constructed. This is a plot with planning permission and in the process of being built. The design includes front and rear elevation dormers;
- There are 3 residential properties (bungalows) that could have been included within the study results as they have flat roof dormers on the side elevation. These however were omitted. It is noted in the conclusion as they are all on the B6449, clearly visually and therefore has an influence over the village scene;
- Dormers have been included on all recently constructed residential estates within the village (from mid 1970's to present day);
- Two dormers are on the front elevation of the last bungalow extension (vertical) within the village (Point 11 – Beacon Hill);
- A dormer has been included on the front elevation of the last constructed infill development to occur within the village (Point 3 – Ben Bank Road);
- The vast majority of the dormers on the front elevation are pitched roof in style, a very small number of dormers are either flat or hipped roof in style;

- Dormers are clearly evident throughout the Silkstone Common and are a common feature in the village street scene.

The study finds that dormers on front elevations are a feature of the area and there are numerous dormers in close proximity to the proposed development (property on Viewlands and Moorland Place (within 100 meters of the development site). The vast majority of dormer windows are pitched roof in style.

It is therefore considered that the proposed inclusion of a dormer window is in compliance with the subsection: location of the SPD and by complying with this aspect of the policy it is noted that the proposed development would not be in contravention with the SPD and would not set an undesirable precedent within the area.

Conclusion

The key function of the proposed development is to extend the living space of a bungalow. The inclusion of the dormer window to the front elevation was intended to give balance to the development and be sympathetic to existing building styles of the village.

It is true that the opposite side of the road to the proposed development is characterised by uniformed semi detached properties from the council building phase of the 1960s. These properties were never designed to be sympathetic to local building characteristics of any given area; the council building programmes used standardised designs regardless of location. Redevelopment of the council house building plots has occurred on Moorend Lane, Viewlands and Moorland Place and the designs gave regard to local building characteristics which can be traced back to the South Yorkshire Buildings development on Moorend Lane (including gables and pitched roofs above windows into the design).

Residential development since the mid 1970s gave greater weight to these local building style / design features and they have become a common inclusion in developments and commonplace throughout the village. In addition all of these residential building phases have included some units which include front elevation dormers and the infill developments of one unit that have been granted planning permission in the last few years have also included dormers on the front elevation. It is therefore regarded that dormer windows on the front elevation are features of the village.

The Supplementary Planning Document: Housing Extensions expects high quality development that respects and also takes advantage of the distinctive features of the rural village. Therefore the SPD does not aim to restrict features of the area even though they are not features of the immediate locality (within eyesight of the proposed development).

It is considered that the proposed development including the front elevation dormer window does not contravene the adopted SPD; dormer windows to front elevations have been proven to be a feature of the area and therefore acceptable. This additional information should enable the planning officer's original assessment to be re-evaluated which should enable a positive decision to be made.