2022/1124

Mrs Lynne Fellows

51 Welbeck Street, Barnsley, S75 2BZ

Erection of pitched roof above existing flat roof two storey dwellinghouse

---

Site Description

The dwelling is a terraced property in Barnsley. Welbeck Street displays a mostly consistent street scene regarding dwelling size and type. External materials used within the street scene also appear mostly consistent; the use of stone is prominent on the front elevations of the majority of properties within the street scene, whilst there is also evidence of the use of brickwork. There are some minor differences regarding external materials such as the type of stone and colour. Some external finishes also differ with some properties being painted.

The dwelling utilises external materials compromising of stone. They type and size of stone used appears to display more similarities with neighbouring properties 55, 57, and 59 Welbeck Street.

The dwelling is currently flat roofed with all other dwellings within the building line and wider street scene utilising pitched roofs.

The dwelling compromises of two storeys and forms a partially staggered building line regarding height. The dwelling is stepped down from 55, 57, and 59 Welbeck Street but remains higher than 49 Welbeck Street and other dwellings within the continuing building line.

To the front of the dwelling is a small, paved space which is separated from the main street by an existing stone wall. This results in the dwelling utilising on-street parking. To the rear of the dwelling is a private garden space.





Planning History

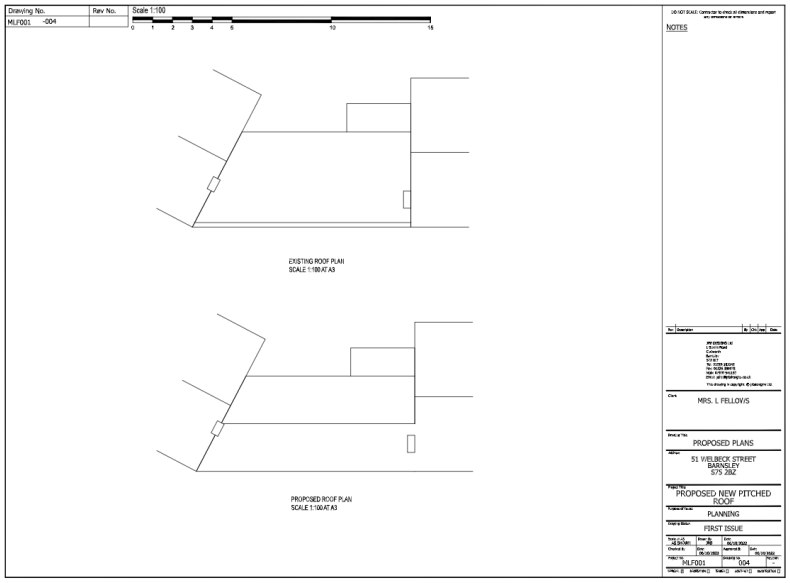
No previous planning applications.

Proposed Development

The applicant is seeking approval for the erection of a pitched roof above the existing flat roof two storey dwellinghouse.

The existing total height of the dwelling is approximately 6.02 metres, the maximum height achieved due to the utilisation of a flat roof along with a parapet wall. With the proposed addition of a pitched roof the eaves height would be reduced to approximately 5.51 metres, bringing the eaves height of 51 Welbeck Street in line with neighbouring property 49 Welbeck Street. The ridge height would increase to approximately 7.68 metres.

The proposed materials to be used would be grey slate roof tiles.





Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 134 states that *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"*.

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were received.

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 highway safety.

Residential Amenity

The SPD states that *"The roof, style pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene".* Whilst this guidance discusses a roof of an extension, its principles are still applicable to the creation of a roof to a dwelling.

Therefore, in this instance the proposed pitched roof should reflect the style, pitch, and detailing of roofs seen within the street scene.

As such, the proposed pitched roof would not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing.

The dwelling is set back from the rear elevations of neighbouring properties 49 and 55 Welbeck Street by approximately 2.71 metres. The ridge height of the proposed pitched roof would also be approximately 1.21 metres lower than neighbouring property 49 Welbeck Street and it would also be lower than the ridge height of neighbouring property 55 Welbeck Street.

The proposed pitched roof would be of a size that appears sympathetic to the original dwelling and surrounding neighbouring properties. It appears to be appropriately designed to fit within the constraints of the site and as such it is not expected that the addition of a pitched roof would result in an adverse increase of overshadowing to neighbouring properties.

In terms of overlooking there are no dormers or windows within the plane of the roof proposed and as such there would be no adverse increase in loss of privacy to neighbouring properties.

The outlook of neighbouring properties would also remain unchanged.
The proposal is therefore considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Visual Amenity

The SPD states that '*materials should normally be of the same type, colour and texture to the existing house or as close a match as possible'*. In this case, the proposed materials to be used are grey slate roof tiles.

The proposed use of grey slate roof tiles would appear consistent with existing roofing materials seen within the street scene. The use of this material would work cohesively with the external materials of the original dwelling providing a new roof to the dwelling that maintains the character of both the original dwelling and the street scene sympathetically.

The proposals show a cohesive design that introduces a more sympathetic roof type that better reflects existing elements of the style of the original dwelling and the character of the street scene. The incorporation of a pitched roof would introduce balance to the front elevation of the dwelling, improving the overall appearance and enhancing the character of the street scene.

The proposal is therefore considered to be in compliance with Local Plan Policy D1: High quality design and place making and is acceptable in terms of visual amenity.

Highway Safety

There would be no impact upon highway safety.

Recommendation

Approve with Conditions