2022/0509

Mr Gareth Exley

20 Low Rocha Grove, Millhouse Green, Barnsley, S36 9AN

Front and rear dormers to side extension

Site Description

The dwelling is a two-storey detached dwelling located within a new housing development in Millhouse Green. The estate has been designed with a mix of housing types, styles and construction materials. The dwelling is constructed from artificial stone and is orientated 90 degrees to the highway with the front elevation facing down the highway with a private drive passing in front, which serves the properties to the north. The dwelling benefits from a small intervening grass verge to the west and south separating the dwelling from the highway. The existing side extension was approved under planning application 2020/1035.



Planning History

2005/1854 - Demolition of existing buildings and erection of dwellings (Outline Application) (Approved Subject to Legal Agreement)

2006/1525 - Erection of 141 dwellings and part public open space (Reserved Matters) (Approved with Conditions)

2007/0268 - Substitution of house types Plots 10 -14, 16, 106 - 140 and the re-positioning of Plot 76 on approved application 2006/1525 (Reserved Matters) (Resubmission) (Approved with Conditions)

2009/0369 - Amendments to plot types and layout of 51 houses under approved application 2006/1525 and addition of 2 extra houses (Approved with Conditions)

2009/1478 - Addition of one dwelling and amendments to plot types and layout of 43 houses approved under application 2006/1525 - residential development (Approved with Conditions)

2016/1565 - Erection of a single storey rear extension with a rearwards projection of 4.6m, a height to eaves of 2.9m and 3.2m to the highest point (Prior Notification) (Prior Approval Not Required)

2020/1035 - Erection of two storey front extension and single storey side extension to dwelling (Approved with Conditions)

Proposed Development

The applicant is seeking approval for the erection of two dormer windows on both the front and rear of the existing side extension to create a living space in the extension's roof. The materials used will be grey UPVC cladding and matching 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

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations. The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

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 – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. 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

Penistone Town Council were consulted and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties, one comment in support of the application was 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.

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 will only partially match the existing dwelling with matching roof tiles and being used along with grey UPVC cladding. The use of cladding in this circumstance is acceptable as other dormer windows on Low Rocha Grove feature cladding in a colour to match the roof tiles as is the case with the proposed.

The SPD states *"to assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined".* There are existing front dormer windows located on Low Rocha Grove. Additionally, the proposed dormers are set on a side extension of the dwelling on the opposite side to the highway. This side extension is also set back from the main front wall of the dwelling as well as the dwelling's two storey front extension. The dormers are set within the roof plane and are balanced with their size and scale.

The proposed dormer windows don't conform exactly to the SPD in terms of the external materials used however they will have little impact upon the character of the street scene due to the harmony with the existing dwelling and the precedent already set on other properties on Low Rocha Grove. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

No objections were received from the neighbouring properties. The proposed dormer windows will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing. In terms of overlooking they are located on elevations that feature windows and therefore levels will not be significantly increased. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Other Issues

The comment in support of the proposal raised the issue of access to a neighbouring property during construction. As this is a householder planning application a construction method statement hasn't been submitted. Access for neighbouring properties during construction isn't a material planning consideration and would be dealt with privately.

Recommendation
Approve with conditions