

2021/1456

Mrs Janine Rodgers

11 Vicar Road, Darfield, Barnsley, S73 9LA

Loft conversion including raising of roof and installation of dormers to front and rear

Site Description

The dwelling is a detached bungalow located in Darfield. Vicar Road has a fairly consistent street scene predominantly featuring other detached bungalows however some two-storey dwellings are present in the street scene as are front dormer windows. The dwelling has a garden to the front and two existing side extensions with one being an attached garage leading to a driveway.

Proposed Development

The applicant is seeking approval for the raising of the dwelling's roof height to create first floor accommodation with the erection of front and rear dormer windows. The existing dwelling has a ridge height of 4.88 meters which is to be increased by 1.26 meters to a proposed ridge height of 6.14 meters. The existing dwelling has an eaves height of 2.65 meters which is to be increased by 0.72 meters to a proposed eaves height of 3.37 meters. The materials used will be matching brickwork and roof tiles.

N.B.: On 10/01/2022, the proposal was amended. The proposed rooflights on the rear elevation will now be obscured frosted glazing.



Planning History

B/77/1227/DA – To erect dining room extension (Historic)

B/79/1420/DA – To erect extension to dwelling (Approval of reserved matters) (Historic)

B/95/0056/DA – Erection of attached garage (Historic)

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 – 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

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, objections from one neighbour was received and in summary raised the following points:

- Having a raised roof along with 5 clear glass windows in the rear of the loft conversion, would significantly impact upon the privacy of the neighbouring dwelling's garden.
- Some of the proposed rear windows would also be close to the neighbouring dwelling's bedroom which would also be overlooked.

To address the above the proposed rooflights on the rear elevation will be obscured frosted glazing.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host dwelling and are not detrimental to the amenity afforded to neighbours. 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 match the existing dwelling with matching brickwork and roof tiles being used.

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"*. Front dormer windows are present in the street scene at; 15 Vicar Road, 1 Spring Bank and 1 Springfield Close. Also, the dormer windows of 3 and 3A Spring Bank are visible in the street scene.

The proposed dormers conform to the requirements of the SPD as they will be pitched roof in format and set back from the eaves and gable by at least 0.5m. Also, two-storey dwellings are present in

the street scene as the properties 30 Vicar Road and 1A Springfield Close are two storeys with 15 Vicar Road also featuring a raised roof to accommodate rooms in the roof space (B/77/2252/DA).

The proposed development conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling and because dormer windows are an established feature in the street scene.

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

The proposed increase in roof height will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing, however due to the increase it is acknowledged there will be some levels of overshadowing but not to that of a detrimental level.

In terms of overlooking the proposed rooflights on the rear elevation shall be obscure glazed to maintain the privacy of the neighbouring dwelling. The rear dormer window shall be clear however this window is set in the landing at the top of the proposed staircase and therefore won't cause significant overlooking whereas the rooflights are set within bedrooms.

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.

Recommendation

Approve with conditions