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2022/0429

Mr M Bushaj

Erection of single storey rear extension and loft conversion involving a hipped to gable roof conversion and the provision of dormer extensions on the rear roof plane of dwelling.

3 Walton Street, Old Town, Barnsley, S75 2PE

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### **Site Description**

Walton Street is a small residential road off Rowland Road which links Redbrook Road and Huddersfield Road. The area is predominantly residential, interspersed with some commercial premises. The residential properties are generally two-storey buildings constructed from red brick.

The application relates to a two-storey, semi-detached brick-built dwelling located on the southern side of Walton Street, close to the junction with Rowland Road. The dwelling is designed with the roof slope facing the highway, with a small, enclosed garden to the front and driveway to the side, leading to a garden beyond.

### **Proposed Development**

The applicant has submitted an application for the erection of a single storey rear extension, a hip-to-gable roof extension and front and rear dormer windows; whilst included in the application the rear extension, hip-to-gable extension and the rear dormer window do not require planning permission as outlined below. The element which requires planning permission is the front dormer window.

On assessment of the plans, it was deemed that the front dormer window was unacceptable and failed to comply with Local Plan Policy and the adopted Supplementary Planning Document – House Extensions and Other Domestic Alterations.

The agent was notified as such and has submitted amended plans which have removed to the front dormer window from the scheme, therefore the proposal falls fully within the parameters of permitted development and planning permission is not required.

### **Policy Context**

PART 1 - Development within the curtilage of a dwellinghouse  
Class A – enlargement, improvement or other alteration of a dwellinghouse

### **Permitted Development**

**The enlargement, improvement or other alteration of a dwellinghouse.**

#### **Development is not permitted if:**

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the eaves of the existing dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

- (ii) exceed 4 metres in height;
- (g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
  - (ii) exceed 4 metres in height
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- (k) it would consist of or include
  - (i) the construction or provision of a veranda, balcony or raised platform,
  - (ii) the installation, alteration, or replacement of a microwave antenna,
  - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - (iv) an alteration to any part of the roof of the dwellinghouse.; or

Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

PART 1 - Development within the curtilage of a dwellinghouse  
 Class B – additions etc to the roof of a dwellinghouse

### **Permitted Development**

**The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.**

#### **Development is not permitted if:**

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use);
- (b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- (c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –
  - (i) 40 cubic meters in the case of a terrace house or
  - (ii) 50 cubic meters in any other case
- (e) it would consist of or include –
  - (i) the construction or provision of a veranda, balcony or raised platform, or
  - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
- (f) the dwellinghouse is on article 2(3) land

Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that –
  - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
    - (aa) the eaves of the original roof are maintained or reinstated; and
    - (bb) the edge of the enlargement closest to the eaves of the original roof is, as far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
  - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –

- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

## **Consultations**

None

## **Representations**

Neighbour notification letters were sent to surrounding properties; comments have been received from two properties in relation to:

- Extension intruding on neighbouring property
- Already built out building which affects light and views
- Blocking of drives
- Noise and disturbance from property

## **Assessment**

Class A permits extensions to domestic dwellings where certain criteria are met. The dwelling is a semi-detached dwelling, and as such, PD rights allow homeowners to erect a single storey side extension.

The applicant seeks permission for the erection of a single storey side extension projecting 2.8m from the side elevation, extending the full depth of the property, with a height of 2.6m to the eaves and 3.3m to the ridge. Having checked these specifications, as well as other supplementary specifications of the plans within Class A of the GPDO, the proposed extension would comply with this legislation and it would meet permitted development rights,

Class B permits extensions to domestic dwellings where certain criteria are met. The dwelling is a semi-detached dwelling, and as such, PD rights allow homeowners to install a hip to gable extension and a flat roof rear dormer window.

### Hip-to-gable extension

Calculation

$$\frac{1}{3}((A \times B)/2) \times C$$

A – depth of property 7.5m

B – height to ridge as proposed 2.2m

C – width of ridge extension (existing ridge to extent of new gable wall) 2.5m

$$\text{Volume} = \frac{1}{3}((7.5 \times 2.2)/2) \times 2.5 = 6.9\text{m}^3$$

### Rear Dormer

$$\text{Volume} = (3.13 \times 1.67 \times 5.62)/2 = 14.68\text{m}^3$$

Total increase in roof volume  $14.7 + 6.9 = 21.6\text{m}^3$

Within volume limitations of  $50\text{m}^3$

Having checked these specifications, as well as other supplementary specifications of the plans within Class B of the GPDO, the roof alterations would comply with this legislation, and it would meet permitted development rights.

Whilst objections have been made from the neighbouring dwellings, their comments cannot be taken into consideration as the proposal falls within the parameters of permitted development and are not under consideration as part of a planning application.