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**2022/0782**

Mr Mark Brazier

Upward extension of roof ridge and eaves height at side and rear of dwelling to create attic bedroom within the roofspace, rear dormer extension and rooflights to front

3 Colster Close, Gawber, Barnsley, S75 2LR

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### **Site Location & Description**

The application relates to a two-storey detached brick built (stone faced) and concrete roof tile property, located on Colster Close, Gawber, close to the junction with Wharfedale Road, in a predominantly residential area. The dwelling is L-shaped with the side element being lower in height than the main property and due to site levels has 2.5 floors. The side element (east elevation) accommodates an integral garage below the ground level of the main property.

To the front of the property is a driveway and modest garden, and to the rear, a more substantial garden which backs onto agricultural land.

Colster Close is characterised by detached bungalows so the subject property is somewhat unusual, although there are similar properties in the wider area.

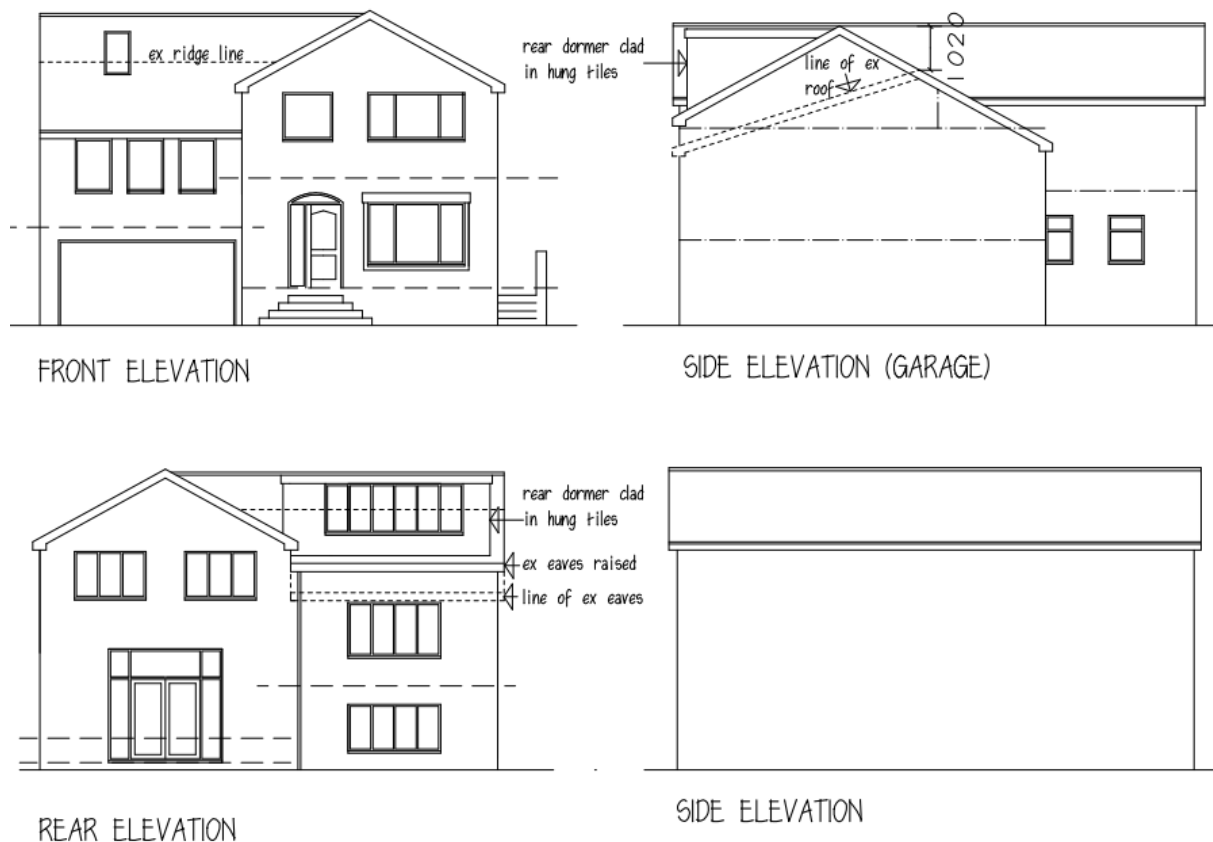


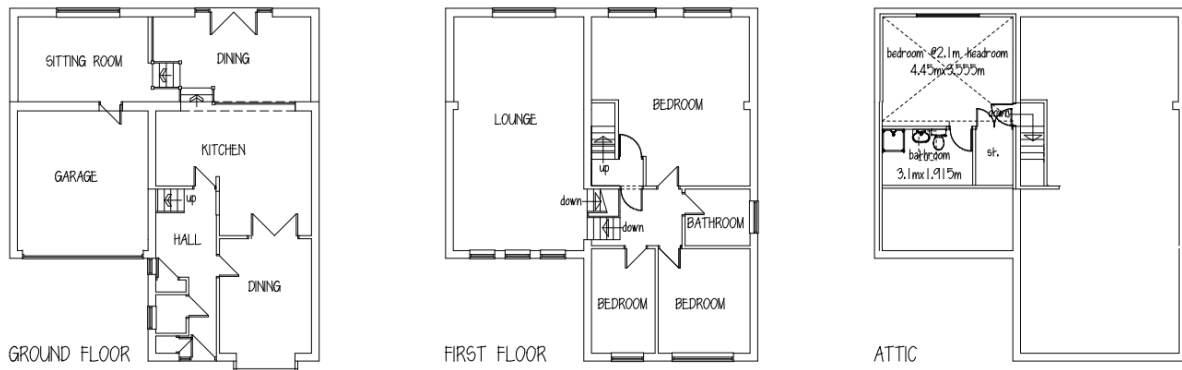


### Proposed Development

The applicant is seeking approval to amend the smaller section of the dwelling with the following aspects:

1. Raising of eaves height on the rear elevation by 0.7m to 4.65m,
2. Raising of roof ridge height by 1m to 7m,
3. Addition of a roof light to the front roof slope,
4. Installation of flat roofed rear dormer to the dwelling measuring 4.8m in width, 1.68m in height and 3.05m in depth (12.25 cubic metres).





## Relevant Planning History

2016/0069 – Erection of two storey rear extension to dwelling (Approved with Conditions)

2021/0050 – Extension to eaves and roof height at side and rear of dwelling to create attic bedroom within the roofspace and provision of associated rooflights (Refused)

2021/1108 – Erection of extension to eaves and roof height to dwelling to create attic bedroom within the roofspace and provision of associated rooflights (Refused and Appeal Dismissed)

## Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

## NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the

year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley.

### Local Plan

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

### SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out 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 for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

### **Consultations**

None

### **Representations**

Neighbour notification letters were sent to neighbouring properties. One comment was received in support of the proposal.

### **Assessment**

#### Principle of Development

The site falls within the urban fabric which has no specific land allocation; however, the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

The application follows on from two previous refused applications for similar development, one of which (2021/1108) was subsequently dismissed at appeal.

#### Visual Amenity

The main issue with the current proposed development, as with the previous proposals, is the impact upon the street scene and visual amenity of the area.

It is appreciated that the proposed development has been reduced in scale from the previous refusal (2021/1108) and no longer seeks to raise the larger section of the dwelling. However, there are still similar concerns raised with the development as it seeks to raise the eaves and roof ridge height of the smaller side section of the property. The primary issue lies with the fact that the dwelling is the sole two storey property located on Colster Close, with the street being primarily comprised of bungalows. The dwelling is therefore already the largest property on the street and is a dominant feature within the street scene. This is accentuated by the fact that the two properties to the East being single storey dwellings. As such, there is a clear view to the side elevation from Colster Close itself, and nearby Wharfedale Road. Additionally, the rear elevation of the dwelling is clearly visible from Wharfedale Road – as shown in the site visit photographs above.

The proposed development principally seeks to amend, raise the eaves and roof height of the smaller section of the dwelling to bring the roof ridge up to the same level as the larger part of the dwelling, as well as installing a flat roofed dormer on the rear roof slope. As mentioned, the side and rear elevations are clearly visible not only from Colster Close itself but from neighbouring Wharfedale Road. The dwelling has already undergone a significant sized two storey rear extension and the proposed development would add further bulk and massing to the dwelling, accentuating it as the only two storey property within the street. The installation of a flat roofed rear dormer on the rear roof slope would give the impression of a three-storey flat roofed dwelling/extension as viewed from Wharfedale Road. As such, it is considered that the scale and design of the raised eaves and roof with its changes in pitch and higher roof ridge, would appear overly dominant and of a much greater massing than others in the street scene, particularly in relation to the dwellings at either side.

The principle aims of local and national design policies are to support and encourage developments which are appropriate to their context and enhance the character and appearance of the area in which they sit. These aims can be found in the supporting text to Local Plan Policy D1 and SPD – House Extensions and other Domestic Alterations, as well as the NPPF. The proposed alterations to the dwelling would achieve neither of these aims, on the basis that it would appear as a prominent and incongruous feature in the street scene of Colster Close and nearby Wharfedale Road and its presence would be at odds with the existing property and erode the character of the area.

Additionally, there are other conflicts with other elements of Local Planning Policy such as the SPD requiring two and first floor side extensions to feature a setback in the roof ridge of a minimum of 0.5m. This isn't achieved within this development, and it is also noted that the dwelling has already been substantially extended with a two-storey rear extension. This is clearly visible from the site visit with a difference in the brickwork and was approved under application reference 2016/0069. Additionally, the SPD has a section in regard to dormers which states that flat roof dormers tend to be larger and have horizontal emphasis and are aesthetically inferior. Consequently, pitched roof dormers are generally considered more appropriate. The development proposes a flat roof dormer on the rear elevation but as covered above, given the surrounding area being comprised almost entirely of bungalows, the dormer would be clearly visible from the surrounding area and would form a prominent feature. The dormer is fairly large in width across the entire rear roof slope of the smaller section of the dwelling and would somewhat dominate the rear roof slope. The SPD is fairly clear in that development for pitched roof dormers are more likely to be acceptable than flat roofed dormers and the proposed dormer will be visible on the rear roof slope and within the street scene. Alongside, the raise in roof height, it is considered to be an inappropriate add to the bulk, massing and scale of the development and its visibility in the area.

The proposed development would set an unwanted precedent for further inappropriate development in the area, further eroding and degrading the visual amenity of the street scene.

To conclude, the proposed development is not considered to comply with the core principles of the SPD which require extensions to be sympathetic to the original dwelling and not significantly change its character. It is still the opinion of the Local Authority that any increase in the eaves and roof ridge of any part of the dwelling would present significant concerns given the already dominant and prominent feature of the dwelling within the area. The reason to refuse the previous application (2021/1108) and dismissed appeal (APP/R4408/D/22/3292715) are still considered relevant with the dormer adding more bulk and massing to this section of the roof slope.

The proposal is considered to be contrary to the aforementioned policies and is not acceptable in terms of visual amenity and its impact on the street scene.

### Residential Amenity

Extensions to residential dwellings are assessed on the basis of overshadowing, loss of privacy and outlook.

As with the previous application, the increase in ridge height will result in an increase in levels of overshadowing onto the neighbouring dwelling; however, it is unlikely to be significantly detrimental. As the adjacent property to the west is set on the same building line of the host dwelling, most overshadowing would occur towards the end of the day. Although the adjacent properties are bungalows, the proposed extension would mainly be onto gables and would not extend beyond the rear boundary of no. 5 and would only extend beyond the rear boundary of 1, Colster Close by approx. 1.9m.

The dormer is located at a distance of 8.5m from the rear boundary line which is less than the minimum expected between rear facing habitable room windows and rear boundary lines which is 10m in the SPD. Additional stories should add 3m onto this distance, so there is a significant shortfall in the separation distance from the dormer on site. However, the site visit showed that the land to the rear is currently undeveloped with the rear boundary line not shared with any neighbouring property. As such, the dormer does not face directly onto any neighbouring properties or their rear gardens and there are no concerns raised in regard to overlooking.

As such, it is considered that there would be no significant impact in terms of potential overshadowing/loss of outlook on the occupiers of the adjacent properties.

### Highway Safety

The site has space for the parking of two vehicles which would be unaltered, which is in line with the Council's SPD for Parking and is acceptable.

### Conclusion

The application follows on from two refusals for a very similar development, the latest of which (2021/1108) was subsequently dismissed at appeal (appeal ref. APP/R4408/D/22/3292715). The proposed development seeks to amend the smaller section of the dwelling, raising the eaves and roof ridge height alongside installing a flat roof dormer on the rear roof slope. The Local Authority have assessed the proposal and visited the site and concerns are raised with visual amenity and a refusal is recommended for the following reason:

1. Detrimental impact on visual amenity and street scene – The application site is the only two storey dwelling located on Colster Close, situated between several bungalows at either side with the side and rear elevations clearly visible from the street, and the neighbouring street at Wharfedale Road. Additionally, the proposed development includes a flat roof dormer which is seen as an inferior dormer type/style compared to pitched roof dormers, with high quality design expected on visible elevations/roof slopes. In the opinion of the Local Planning Authority, the proposed development would form a dominant and visually intrusive feature in the street scene and is not sympathetic to the host/original dwelling, contrary to Local Plan Policy D1 and the SPD for House Extensions and Other Domestic Alterations, as well as paragraph 130 in the NPPF.

## **Recommendation**

### **Refuse**