2021/0712

Mr Richard Melhuish

Erection of single storey side extension and raising of roof to create loft conversion with rear facing dormer

11 Cranborne Drive, Darton, Barnsley, S75 5RZ

Description

The property is an artificial stone built detached dwelling with a pitched roof, situated on a modern residential estate comprising similar detached dwellings constructed of artificial stonework or brick with a tiled roof. The property is located on a corner plot and has a small side garden, rear garden and rear detached garage.

Similar raised roof extensions (0.8m increase) can be seen on number 5 Cranborne Drive approved under application 2012/0101 and 2017/0932 at number 4 (0.9m increase).








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14
10
8
2
Cranborne Dr
Cranborne Dr
Cranborne Dr
11 Cranborne Dr, Darton,
Barnsley S75 5RZ
Cranborne Dr
15
35
1
3

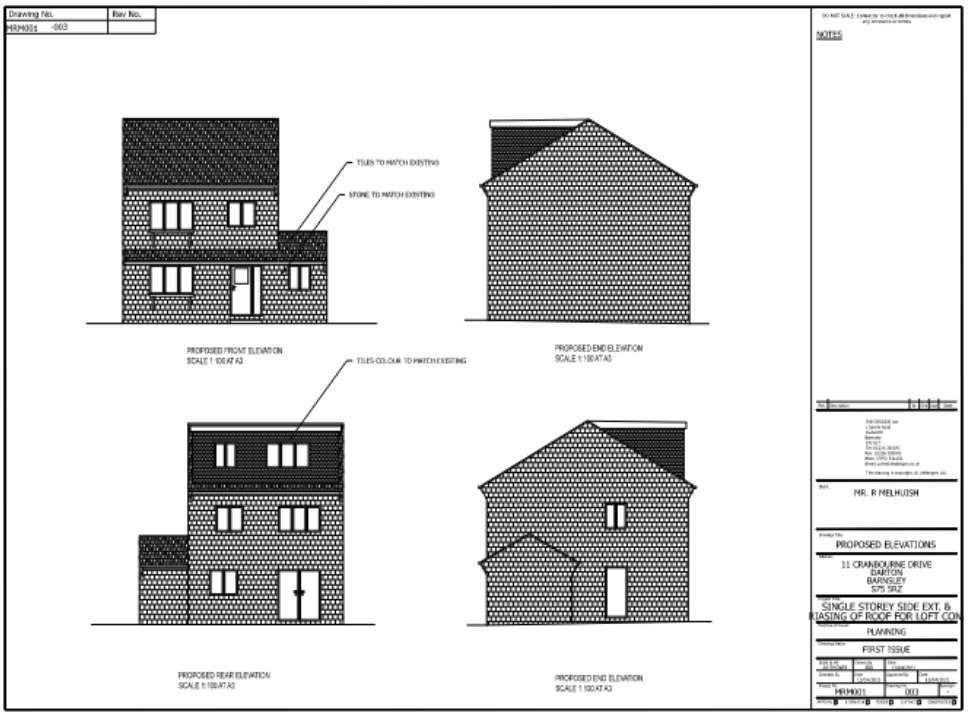


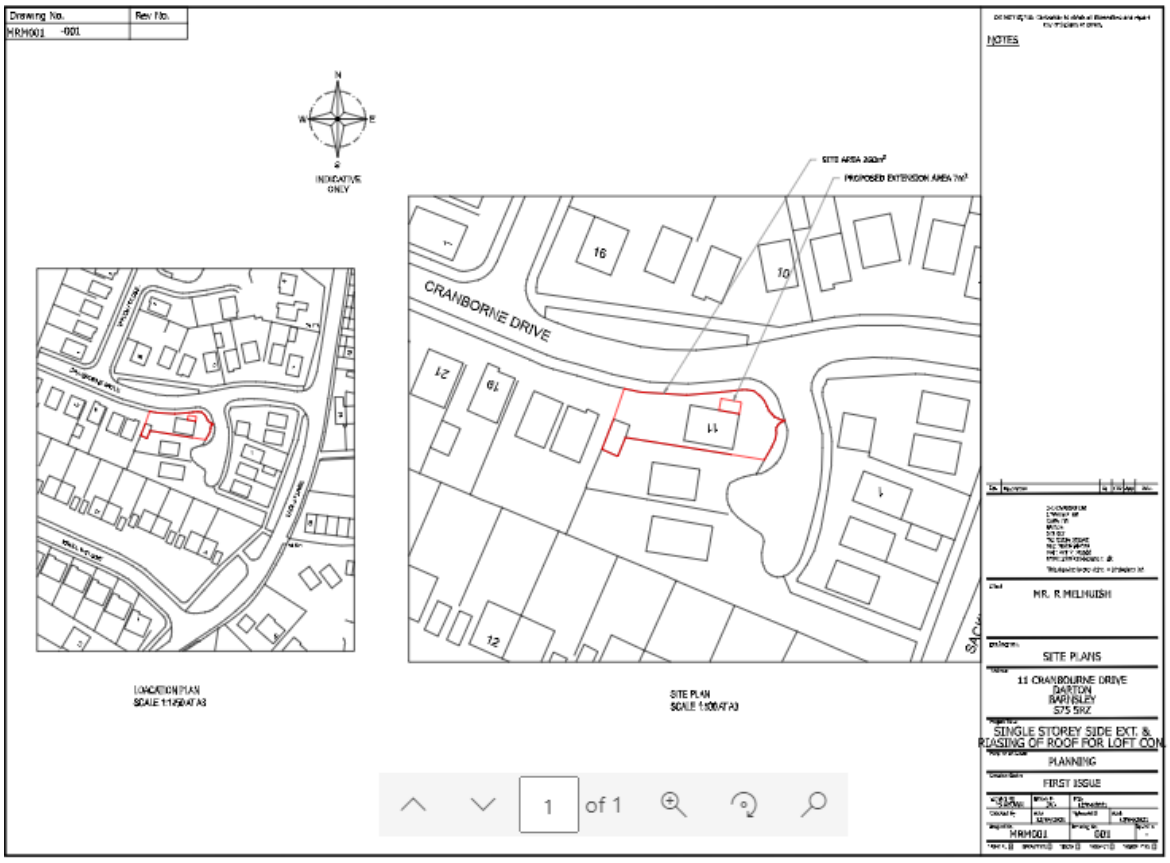
Example of similar proposal at number 4 adjacent

Proposed Development

It is proposed to raise the height of the roof of the dwelling, from 7.7m at apex to 8.4m (0.7m increase) including the formation of a flat roof dormer to the rear elevation to provide second floor accommodation. The external materials would match the existing dwelling with the dormer being tiled with tiles to match the roof.

The proposed single storey side extension would provide a utility room and projects approximately 2m from the side elevation by 3.5m in length.





Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following Local Plan policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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:

I. Be of a scale and design which harmonises with the existing building
II. Not adversely affect the amenity of neighbouring properties
III. Maintain the character of the street scene and
IV. Not interfere with highway safety.

These policies are considered to reflect polices set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

None

Assessment

Material Consideration

Principle of development
Residential Amenity
Visual Amenity

Principle of development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations 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 property and are not detrimental to the amenity afforded to adjacent properties.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

The proposed side extension is small in scale and would not cause any significant impact to neighbouring residents.

The proposal also involves the raising of the roof height of the dwelling by a total of 0.7m and the formation of 1 flat roof dormer to the rear. The extension would allow for 1 new bedroom within the roofspace. The raising of the ridge height and inclusion of new windows within the roofspace would not significantly increase overlooking to adjacent dwellings or their private gardens as the required separation distances between habitable windows are met. The proposal is considered acceptable in terms of any overlooking impact.

The proposed raising of the height of the roof by 0.7m and the proposed flat roof dormer should not cause any significant overshadowing or overbearing impact to the adjacent dwellings. The closest property, number 9 is set to the south of the applicants dwelling, therefore due to the path of the sun should not be impacted by the proposal. The dwellings opposite including numbers 10 and 12 are approx. 17m away from the side gable at a higher level so should not feel any significant overbearing impact.

When taking into account the above, the application complies with the SPD in respect of residential amenity.

Visual Amenity

In terms of visual amenity, similar extensions have been approved to number 4 and 5 Cranborne Drive. As can be seen on the photographs below, the applicant's dwelling is set forward from the adjacent dwelling number 9 and at a slightly higher level, however there is a variation of ridge heights and property styles along Cranborne Drive, due to the slope of the land and the different house types. The eaves level of the dwelling will remain as existing and it is only the roof pitch that would increase by only 0.7m. This is a fairly small increase and would not result in an imbalance within the Cranborne Drive street scene, given the diverse nature of the street scene.



In terms of the rear dormer, it will be prominent from within the street scene due to the property's orientation on this corner plot. Whilst the rear elevation would be visible from public vantage points, the installation of the flat roof dormer could be erected under permitted development rights, should the height of the dwelling not be increased. The agent has confirmed that the dormer could be added without the raising of the ridge height which would allow for a head height of 2m internally. As the dormer could be constructed under permitted development without the raised ridge, the proposed addition of height of 0.7m to the roof would not warrant a refusal of planning permission on this basis, as the overall change in height is fairly small. The proposed dormer would be constructed of matching materials to the existing roof therefore its impact is reduced.

On balance taking into account the above, the proposal is considered to be acceptable in terms of visual amenity, given the permitted development rights which exist for flat roof rear dormer windows.

Recommendation

Approve subject to conditions