

Householder Proforma

Application Ref: 2021/0781
Address: 10 Worral Close, Ward Green, Barnsley, S70 6TL
Development Proposal: Extension of roof height, and loft conversion, dormer roof extension to rear, and single storey extensions to front and rear of dwelling.

Property Description:

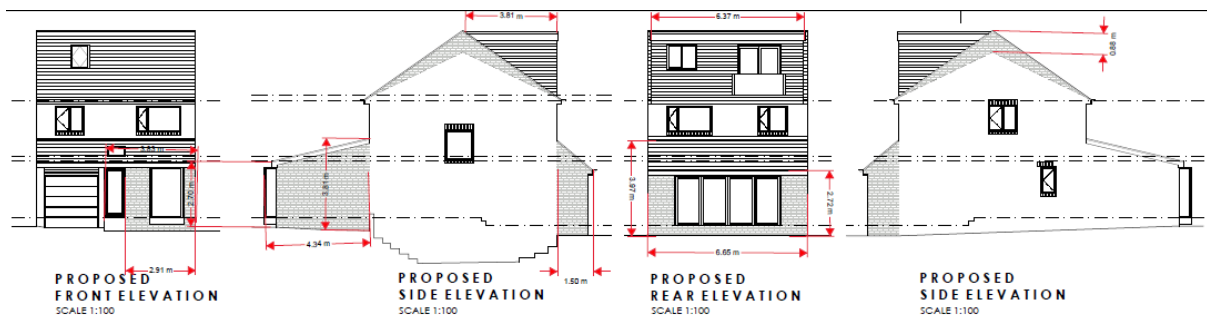
The property is a detached two-storey dwellinghouse with a pitched roof. The property has been subject to a front extension to form a garage and is composed of red brick elevations, concrete tiles to the roof slopes and white fenestration, doors and rainwater goods. The surrounding streetscene is highly mixed with a large variety of dwelling types. The applicant's dwellinghouse is set back relative to the immediately neighbouring dwellings with a topographical increase in gradient to the northeast with a woodland (Highstone Plantation) set between the rear curtilages on the easternside of Worral Close and the campus of Worsbrough Primary School.



Proposed Extension:

The applicant proposes to erect a number of additions to their property including single storey front and rear extensions as well as raising the roof height to enable an attic conversion alongside a flat-roof rear dormer extension. The front extension will sit on the southern side of the garage with an elevation width of 3.8m and a projection from the front elevation of 4.3m while altering the roof shape above the garage to make it a full 'lean-to' in order to remove the flat-roof element and to presumably tie the front extension in. The eaves and total height of the front extension shall be 2.7m and 3.8m respectively. The rear extension shall have a 1.5m projection from the rear elevation across the full width of the dwellinghouse at an eaves and total height of 2.7m and 3.97m – this addition is considered permitted development. The attic conversion will increase the roof pitch by approximately 0.9m with a flat-roof rear dormer that has a 6.4m width and a 3.8m depth at its maximum extent. The dormer will include a Juliet balcony.

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Local Plan Designation: Urban Fabric
 Conservation Area: No
 Relevant History: N/A
 Acceptable in Principle: Yes
 Neighbour Representations: None

Consultee Responses –

Conservation Officer – No objections

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	N/A
2. semi-detached and less than 4m?	N/A
3. if more than 3m are the eaves more than 2.5m in height?	N/A – Less than 3m in projection.
All	
4. materials to match	Yes
5. roof design compliments / ties in well	Yes – Mono-pitch/lean-to
6. habitable room windows on the side elevation?	None – Single storey.
7. distance to rear boundary (shared with another residential property) 10m or more?	Single storey

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	No – however it is a matching projection to that of the existing garage (i.e. 4.4m)
3. roof design corresponds to existing	Yes – improves existing garage roof.
4. windows / doors of a similar design / proportion	Modern window installation to add character – vertical emphasis.

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5. materials to match	Yes -

Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	No
2. Flat roof dormer on rear roof slope?	Yes
3. Dormers in street scene & similar style?	Yes – mix of types
4. Set below roof ridge?	In-line – with new ridge.
5. Set in [ideally 0.5m] from both the eaves and gable edge?	No – detached property
6. Set in 0.5m from party walls?	Detached property – No party walls.

Amenity Assessment

- Residential Amenity

The front extension will come forward in line with the principle elevation of 8 Worral Close to the south and will thereby have a limited/negligent impact on this property in respect of overbearance, overshadowing and overlooking.

The rear extension is permitted development and is therefore acceptable to residential amenity on that basis given its modest projection and height.

The increased roof height is within the building line of the dwellings and is highly unlikely to significantly overshadow or overbear the neighbouring dwellings to the north and south by consequence as any shadow and increased elevation height will be directly adjacent to side elevations of 8 and 12 next door.

The juliet balcony is not considered a greater threat to residential amenity over and above that of a window as the ability to look out of the balcony is similar to that of a typical window.

- Visual Amenity

The submitted streetscene shows that the increased roof height will broadly sit at a level similar to that of No.12 to the north and, given the set back of No.10 relative to the front extensions upon Nos 8 and 12, the increased roof height is significantly lessened when viewed from road-level. The rear dormer is unlikely to be seen from public vantage points given the tight relationship of the detached properties alongside with woodland at the rear preventing any long-distance views of the flat-roof form.

The front extension provides a lean-to mono-pitch across the full width of the existing and proposed extensions to enable it to tie-in. This improves upon the unusually shaped flat-roof and mono-pitch above the garage as things stand. The ground floor window is also a modern addition, but it is a welcome update to an otherwise plain dwellinghouse and it is felt that the front extension will provide greater symmetry to the principle elevation and will generally improve its appearance to the streetscene as the current garage extension appears awkward, isolated and unbalanced by contrast.

Overall the increased roof height and front extension are not felt to be harmful additions to the character of the streetscene given the high level of variation of built forms across Worral Close.

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- Highway Safety

2no. car parking spaces are retained in front of the garage given the 10m length of the driveway when scaled from the site plan. No increase in on-street parking is thereby anticipated.

Conclusion

The additions reviewed above are considered to be in accordance with the principles set out within Local Plan Policies GD1 General Development and D1 High Quality Design and Placemaking.

Recommendation: Approve