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Raising of roof height to enable loft conversion, dormer window extension to rear, provision of roof lights to front and new second floor window to side of dwelling

Wentworth View, 57 Wentworth Road, Blacker Hill, Barnsley, S74 0RP

Site Description

The application relates to a detached, 2 storey, stone fronted dwelling located within a predominantly residential area. To the front of the dwelling is a block paved area for off street parking and the of the rear is an enclosed garden area.

There are neighbouring detached 2 storey dwellings to both side boundaries. Beyond the rear boundary, built on a higher level, are relatively recently constructed detached dwellings on a former garage site. To the front of the dwelling, opposite Went Worth Road, are split level properties built on steeply sloping sites.



Proposed Development

The applicant seeks permission to increase the roof ridge height by circa 1.6m in order to provide living space within the roof space which would include a master bedroom suite and home office. 3no. rooflights and 2no. Velux Balcony windows are proposed in the front roof plain. On the rear an off centre pitched roof dormer is proposed. There is also an obscure glazed window proposed in the Northern Gable at second floor level.

Existing



Proposed



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 policies 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.

The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building.

Representations

Notification letters were sent to surrounding properties. One letter of objection was received. The main points of concern are;

- Loss of residential amenity

- Increased overlooking/loss of privacy

Assessment

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 application property is set further back on its plot compared with the immediately adjacent properties which front Wentworth Road. The application property also sits to the South of number 55. However, the ridge of the roof, where the biggest increase in height would be, would be adjacent to the neighbouring side elevations, as such, although there would be some additional overshadowing it would not be significant enough to warrant refusal in this case, nor would the increase in the gables and ridge height result in an overbearing impact.

The proposed dormer would be relatively large but would be set in from the boundary with number 55. It would be close to the boundary shared with number 59 but it would be orientated to the North. Furthermore, the side cheeks would be relatively modest, and the pitched roof would slope away from shared side boundaries.

The application property is on a significantly lower level than the properties to the East on Woodhead mews, but the dormer would directly face the rear elevations and rear amenity spaces of the properties backing onto the site. However, the proposed windows in the dormer serve non-habitable rooms and would be obscure glazing and non-opening.

There is a window proposed in the Northern gable, but this would face the side elevation of number 55 and would serve a non-habitable stairwell.

Visual Amenity

It is noted that Wentworth Road accommodates a number of differing style, design, size, and age of properties. However, the application property does sit centrally between 2no. existing detached dwellings of a similar appearance and scale, with distinctive shallow pitched roofs. By increasing the ridge height of the application property by circa 1.6m the balance of this row of properties would be significantly altered and the application property would be noticeably different and appear 'top heavy'.

This would be further compounded by the proposed roof lights. Neither of the immediately adjacent properties contain roof lights and those proposed are relatively large and unbalanced on the roof plain. There are 3 no. standard roof lights proposed above the existing small gable and 2no Velux balcony roof lights adjacent which, when opened, create a small balcony area within the roof.

It is noted that roof lights can be incorporated under PD rights and that there are some roof lights evident in the streetscene, however, it is the combination of the ridge increase and the number and position of the roof lights in this case which does not harmonise with the host dwelling or the immediately adjacent properties, to the detriment of the visual amenity of the streetscene, contrary to Local Plan Policy D1 and the SPD.

The properties directly opposite the site do have a relatively large roof area and incorporate rooms within the roof space. However, they appear as 1.5 storey properties from Wentworth Road (there are in fact more stories to the rear due to the slope of the land) and they were relatively recently built as a pair of dwellings, specifically with rooms in the roof space. Rather than this proposal which would result in an individual property out of context with its immediate neighbours with a retrofitted addition.

In terms of the rear dormer, it would not be in a relatively prominent position, however, it would be relatively large and unbalance the rear roof plain in that it would be positioned off centre. It would also fail to meet the requirements set out in the SPD in that the proposed openings would not line up vertically with the existing openings.

Rear dormers can be built under permitted development rights, however, given the shallow pitch of the existing roof it would not be possible in this as it would not result in usable rooms within the roof space. In any case, the proposed dormer would have uPVC cheeks which would not harmonise with the host property and only matching materials can be considered under PD rights. As such, the size, position and design/materials of the proposed dormer, alongside the increased in ridge height, would not harmonise with the host dwelling to the detriment of visual amenity and contrary to Local Plan Policy D1 and the SPD.

Highways

The existing parking arrangements would remain unaltered.

Conclusion

The proposed increase in roof height, along with the addition of roof lights and the dormer would not harmonise with, and unbalance, the host property, especially when viewed against the immediately adjacent properties which have relatively shallow pitched roofs. As such, the proposal would be detrimental to the visual amenity of the streetscene and contrary to Local Plan Policy D1 and the SPD.

Recommendation Refuse