2022/0220

Mr T Swallow

Upward extension of roof height to enable loft conversion, 2no dormer windows to front, flat roof box dormer to rear, attached garage extension to front with new pitched roof above the existing and new parts and single storey rear extension.

11 Wharncliffe Close, Hoyland, Barnsley, S74 0HP

Site Location & Description

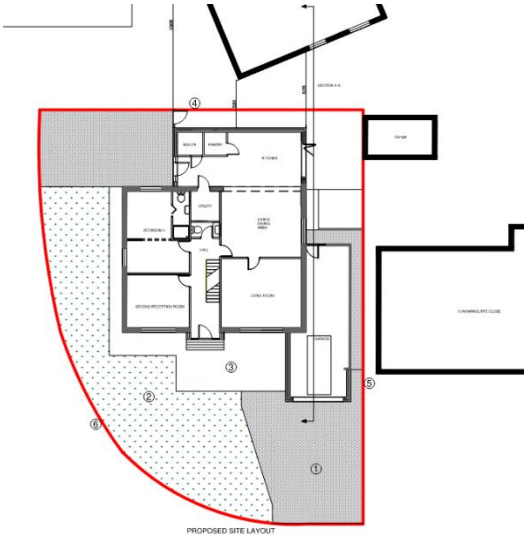
Wharncliffe Close is a quiet residential cul-de-sac located within Hoyland, and is characterised by a mix of single, one and half, and two-storey detached properties. There is a mix of housing styles and designs with no uniform character and there are examples of flat roof front dormers.

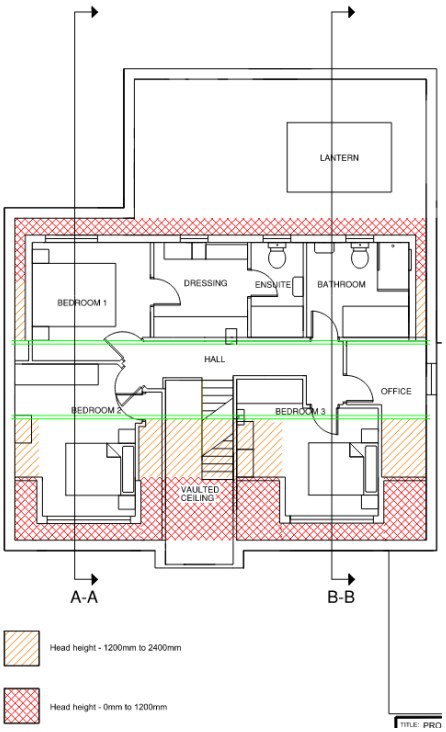
The application relates to a single-storey, detached artificial stone-built dwelling located on the eastern side of Wharncliffe Close. The property occupies a corner plot due to a bend in the road and faces south. Pedestrian access can be taken from the west or the south, with vehicular access taken from the south. The dwelling is located on a corner plot, at a bend within the estate road, which results in the property being located at 90 degrees its neighbour to the north and due to the constrained site, the rear elevation is located within close proximity to the side boundary with 9 Wharncliffe Close. The property benefits from an attached garage located along the eastern elevation, which projects forward of the southern elevation. The site is bounded by a large mature conifer hedge which encloses the amenity space to the west, located between the side elevation of the dwelling and the highway.
The dwelling currently benefits from a single storey off-shot projecting 2.5m from the northern elevation.

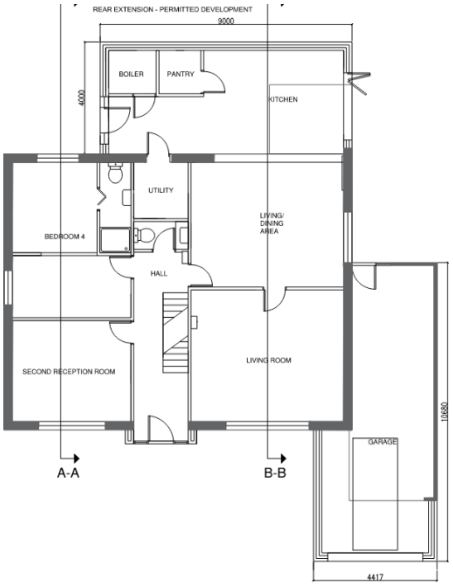
Proposed Development

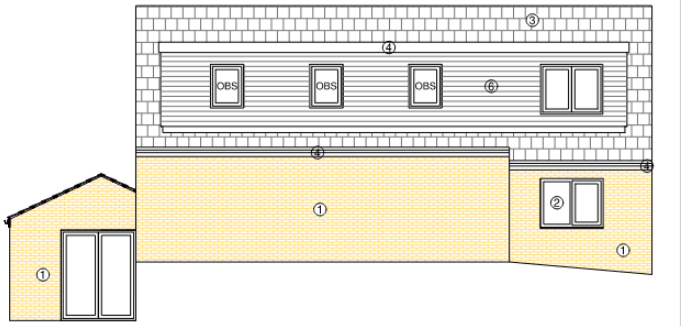
The applicant seeks permission to increase the ridge height of the dwelling, the installation of a flat roof rear dormer, two flat roof front dormers, the erection of a single storey rear extension, the erection of a porch extension and a single storey front extension to the existing attached garage and the installation of a pitched roof. It is proposed to increase the eaves and ridge heights by approximately 0.2m and 1.3m respectively, the single storey rear extension is to project 4m from the rear elevation with a height of 2.7m, with the garage extension being located on the southern elevation, extending 1.3m towards the western boundary and projecting 2.2m towards the southern boundary.

The plans have been amended during the determination of this application. The original plans included 1no horizontally proportioned flat roof dormer extending along the full width of the rear roof plane and 2no pitched roof front dormer windows.

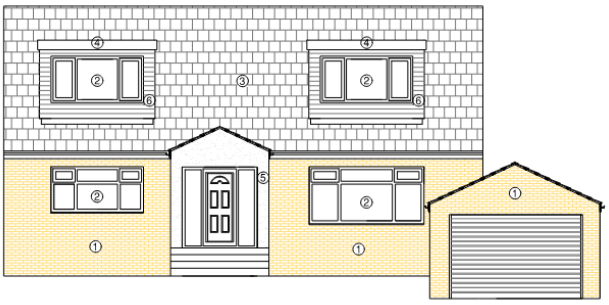

PROPOSED SITE LAYOUT


LANTERN
BEDROOM 1
DRESSING
ENSUITE
BATHROOM
HALL
OFFICE
BEDROOM 2
BEDROOM 3
VAULTED CEILING
A-A
B-B
Head height - 1200mm to 2400mm
Head height - 0mm to 1200mm


REAR EXTENSION - PERMITTED DEVELOPMENT
9000
4000
BOILER
PANTRY
KITCHEN
UTILITY
BEDROOM 4
LIVING/ DINING AREA
HALL
SECOND RECEPTION ROOM
LIVING ROOM
GARAGE
10680
4417
A-A
B-B


OBS
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OBS






OBS

Policy Context

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 was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022.
The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties; no representations been received.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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.

Visual Amenity

As mentioned previously the plans have been amended during the determination of this application. The original plans included 1no horizontally proportioned flat roof dormer extending along the full width of the rear roof plane and 2no pitched roof front dormer windows. The rear dormer was considered prominent within the street scene due to the dwelling's orientation to the highway and the 2no front dormers were considered unacceptable due to their horizontal emphasis and contrived design.

It is proposed to increase the eaves and ridge heights by approximately 0.2m and 1.3m respectively, the increase in eaves height ensures that the dwelling remains balanced rather than appearing 'top heavy'. As mentioned previously, there is no uniform house style within Wharncliffe Close, with a mix of single and two storey properties and therefore differing ridge heights. Whilst it is proposed to increase the ridge height of the dwelling, it would not be out of character with the area given that the neighbouring property to the north is set at a higher level and the dwelling to the east has a different roof pitch and therefore ridge height.

Supplementary Planning Document – House Extensions and other Domestic Alterations states that the design of dormer windows should reflect the character of the area and the surrounding buildings. Usually, vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area. Flat roof dormers which tend to larger and have a horizontal emphasis are considered aesthetically inferior and are not normally acceptable. However, flat roof front dormers are characteristic of the area. Therefore, the design of the pitched roof front dormer windows was considered contrived due to their 'squat' design and that a modern flat roof design would be more appropriate and less obtrusive and are sited within the roof space to match the fenestration of the southern front elevation.

There are some concerns regarding the prominence of the large flat roof, horizontally proportioned dormer on the rear elevation. however, following amendments it has been reduced in volume by approximately 13m3 and has been re-located an additional 0.2m from the ridge line. In addition, the dormers to both elevations are to be constructed from grey cladding which has a similar appearance to the roof tiles of the dwelling. it is also worth noting that a flat roof horizontally proportioned rear dormer of the same dimensions could be erected under permitted development as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended).

As mentioned previously the rear extension falls within the parameters of permitted development and whilst there would be some visibility from public vantage points of it, along with the front porch extension and the proposed garage extension, the site is screened by a 2.2m high conifer hedge which is to be retained.

With the exception of the front porch extension, the extensions are to be constructed from materials to match the original dwelling and the proposed render of the porch would provide a contrast to the artificial stone of the original dwelling.

It is therefore considered that the proposed extensions and alterations are acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Residential Amenity

Supplementary Planning Document – House Extensions and other Domestic Alterations states that single storey extensions to the rear of semi-detached dwellings should not project more than 4m and that the eaves height should not exceed 2.5m where the extension would project beyond 3m. no guidance is provided to the rear of detached houses will be considered on their design merits and where no adjacent properties are affected.

It is acknowledged that the proposed rear extension would extend closer to the rear boundary with 9 Wharncliffe Close, however, the proposed extension falls within the parameters of the permitted development, as set out in the Town and Country Planning (General Permitted Development Order) 2015 (as amended). This allows homeowners to erect single storey rear extensions up to 4m on detached properties without the need for planning permission.

There are no windows proposed on either the northern or western elevation of the proposed extension, which patio doors located on the eastern elevation providing access to a small courtyard area to the rear of the attached garage. The patio doors would be located approximately 4m from the side boundary with 13 Wharncliffe Close, however the inclusion of a detached garage and conifer hedge associated with this property would limit increasing levels of overlooking to an unreasonable level.

It is proposed to extend the existing attached garage forward of its current position, which could lead to a reduction in outlook from the neighbouring dwelling.
For the purposes of daylight and to avoid an overbearing relationship with neighbouring properties, particularly adjoining ones, a 45-degree rule is applied to assess the impact an extension would have. A 45-degree quadrant is taken from the mid-point of the potentially

affected window; if the extension falls within this area, then it is considered that the proposal would have an overbearing impact on the neighbouring dwelling.

A 45-degree quadrant has been taken from the nearside corner of the dwelling as the location of the window cannot be confirmed; the garage extension does not intersect the quadrant and as such it is not considered that the proposed garage extension would lead to a reduction in outlook or increase levels of overshadowing to a detrimental level.

It is proposed to install dormer windows to both the front and rear elevations, neither project closer to the respective boundaries than the original dwelling. it is acknowledged that the rear dormer could increase levels of overlooking due to its proximity to the neighbouring dwelling and the rear boundary. However, the application property is set lower than the property to the north and at an angle to it, and due to the orientation of the dwelling any overlooking would occur over the front garden area rather than a private amenity space.
Of the four windows located on the rear elevation, three serve non-habitable rooms and are to be fitted with obscure glazing. A condition will be included to ensure the retention of the obscure glazing.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1

Highway safety

The development will increase the number of bedrooms from two to four, which would result in the requirement for additional parking provision. The garage, whilst of a unique shape, is of a sufficient size to be considered a parking space, this, in addition to the driveway to the front of the garage provides sufficient space to accommodate 2no parking spaces and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Conclusion

Based on the assessment above it is considered that on balance the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions