
2024/0958

Applicant: Ms Carly Balchin

Address: Thornlea, 7 Chapel Street, Shafton, Barnsley, S72 8NS

Description: Conversion of attic into additional living accommodation with front and rear dormers and alterations to elevations

One Neighbour Comment

Site & Location Description:

Located in a large corner plot at the junction of Chapel Street and Hawthorne Street in the village of Shafton; the red brick semi-detached bungalow with a grey slate roof is almost hidden from view, even in winter by a large boundary treatment of tall trees. The agent has indicated the front elevation as that elevation facing Hawthorne Street which features a modest sized porch with entrance door, an attached garage and a driveway leading on to Hawthorne Street. This entrance with the driveway is similar to other dwellings on Hawthorne Street.



Planning History:

- **2008/0106** - Erection of a conservatory to rear of dwelling – Approved with conditions 29th August 2008
- **B/98/114/HR** - Erection of side-attached garage and works to boundary wall to create new vehicular access onto Hawthorne Street – Approved with conditions 30th November 1998
- **B/92/1208/HR** - Erection of detached garage/store to dwelling – Approved with conditions 12th September 1992

Proposed:

The proposal principally comprises of a loft conversion achieved through the heightening of the existing main roof and inclusion of new dormers. The elevation considered the front elevation by the architect, which faces Hawthorne Road, would include two traditional style pitched roof dormer windows of a modest size. The opposite elevation described as the rear elevation would feature a large box shaped dormer. Additional works include the removal of the existing porch on the declared front elevation, and replacement with small extension and bay window. The gable aspect of the front elevation facing Hawthorne Street and the chimney would also be removed. The proposed

materials include facing brick and tiles to match the existing dwelling's construction and dormer materials of a similar appearance to match the dwelling.

Approximate Measurements:

The house is on a gradient, gently declining down towards Hawthorne Street. Measurements are taken from as close to the centre of the dwelling as possible on the side elevation of the plans, except for infill extension.

Main Roof (existing)

- **Maximum Eaves Height: 3.39m (2.85m)**
- **Maximum Roof height: 5.65m (5.25m)**
- **Rear Dormer: 5.65m**
- **Front Dormers: 6.2m**

Infill Extension (existing)

- **Projection: 1.44m (1.44m)**
- **Length: 4.68m (4.68m)**
- **Maximum Eaves Height: 3.9m (front elevation)**
- **Maximum Roof Height 6.29m (front Elevation)**

Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; One comment was received which stated “no objection to the building works however the property is on the junction of 2 narrow roads so we would ask that a traffic plan is put in place and that contractors park with respect to the surrounding properties.£

Consultees:

Shafton Parish Council – No comments or objections received

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 on 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.

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 creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

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

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 - New Development & Highway Safety: 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.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. 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

With the dwelling located in a large curtilage, within a corner plot enclosed by an established boundary of trees, the proposal would have minimal impact on the amenity of any nearby dwelling. The front elevation shown on the submitted plans is located looking on to Hawthorne Street but there is approx. 25m between the new dormer windows and the closest elevation of the adjacent dwelling opposite. For the rear dormer, there is approximately 14m to the rear boundary treatment, and they would not directly overlook any dwelling. There is a possibility there may be some harm to the amenity of the adjacent neighbouring dwelling through the heightened roof, but this should only impact slightly on the side or front gardens of their dwelling.

The neighbour comment which was received was in relation to potential parking issues during construction. Although not a material planning consideration, the applicant's representative has been asked to pass a message on for tradespeople to park considerately during any construction.

Visual Amenity

In regard to the character of the dwelling, the porch would be removed , to be replaced with a new brick infill extension and bow window to match the existing similar window on the same elevation. Whilst the main roof is to be heightened, the existing garage roof will remain unchanged, which provides an extra demonstration that this aspect of the dwelling is a later and subservient addition to the principal dwelling. Dormers are a feature of the locality with dormer windows being seen on nearby properties including 26 Chapel Street and Sunningdale on Hawthorne Street. The design of the dormers on the elevation facing Hawthorne Street are set back from the side and are in a similar style to others. With the addition of two dormers, in the preferred local style, and a set of steps leading to the entrance door, combined with the new bow window create a new façade more worthy of being the principal elevation of the dwelling. A boxed dormer is proposed on the agent's plans on the rear elevation. Whilst less aesthetically pleasing than the dormers to the front it is set in from both sides and the top and bottom of the roof . With the boundary of trees already hiding or in winter significantly diffusing views of this elevation, the box dormer would not be of significant detriment to the character of the dwelling or broader street scene.

The proposed work to the dwelling continues a pattern of development which has undoubtedly altered the character of the dwelling and its position within the varied street scene of Chapel Street, and Hawthorne Street. There are various ages and styles of dwellings on both streets and the impact of this proposal, especially given the long-established boundary would result in no significant harm to the street scene, and only a minimal impact if the boundary was ever to be removed.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions