

Application Reference: 2025/0978

Site Address: 78 Long Causeway, Monk Bretton, Barnsley, S71 2JA

Introduction: Erection of rear flat roof dormer window and two storey rear extension.

Relevant Site Characteristics

The property is a semi-detached bungalow within the Monk Bretton area. The street scene is characterised by a mixture of both detached and semi-detached bungalows. The neighbouring properties are constructed from red brickwork and feature pitched roofs.

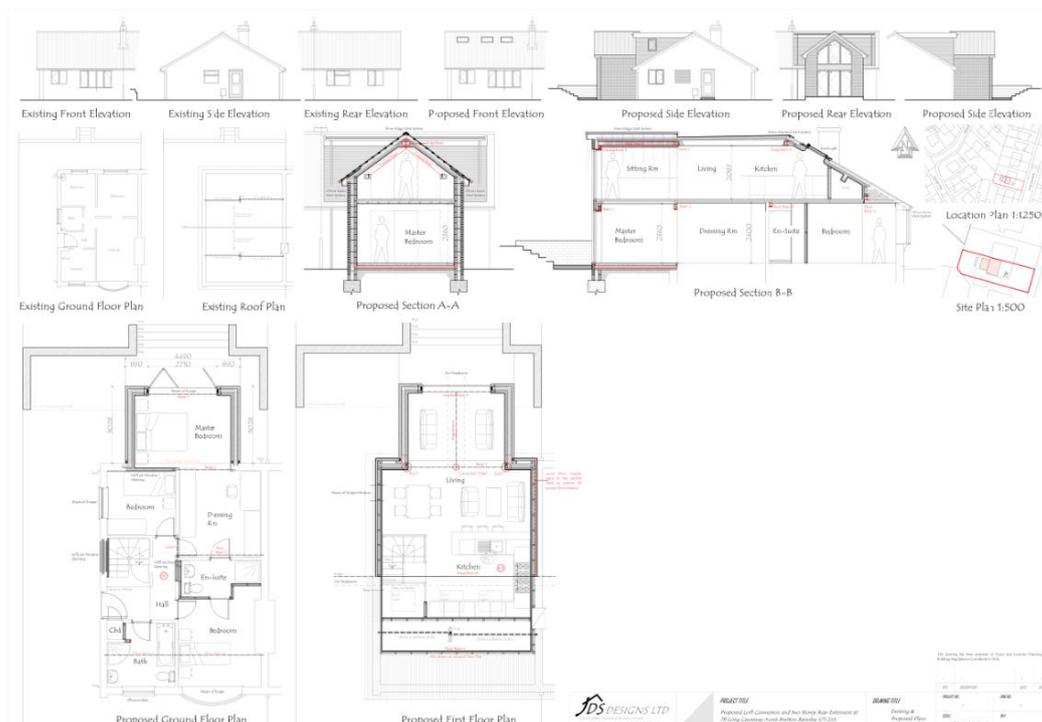
The site provides a modest rear and front garden. A driveway is located to the south of the dwelling. The dwelling is constructed from red brickwork and provides a tiled, pitched roof.

Detailed description of Proposed Works

The applicant is seeking permission to install a rear dormer window to the rear roof plane and to erect a two-storey rear extension.

The dormer would have an approximate rear projection of 4.6 metres and an approximate height of 2.6 metres. The dormer is proposed to have an approximate width of 6.3 metres and provide a flat roof. A window is detailed to the south window cheek of the dormer to service a living room. The dormer is detailed to be dressed in composite cladding.

The proposed two storey rear extension would be attached to and project from both the dormer and to the rear of the dwelling by approximately 3 metres and have an approximate width of 4.5 metres. The extension would provide a gable roof form and have an approximate eaves height of 3.3 metres and an approximate ridge height of 5.4 metres. The extension would provide glazing to the rear elevation servicing a master bedroom at ground floor level and a sitting room at first floor level. The extension would be constructed from matching brickwork to the existing dwelling and matching roof tiles.



Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No representations have been received.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric where 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.

Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'When considering whether to install a dormer window you should assess whether there is adequate space within the attic to accommodate a room(s) with adequate headroom without requiring a dormer extension that will dominate the roof. In general, providing that the roof pitch allows adequate height, a space approximately half the area of the floor below can be created. 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. Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area. Flat roof dormers which tend to be larger and have horizontal emphasis can be seen in more recent housing developments. These have proved to be more expensive to maintain and prone to failure. Flat roof dormers are considered aesthetically inferior and are not normally acceptable. Consequently, pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons.

The positioning of the dormer on the roof will have an impact on both the house and its neighbours. So as not to dominate existing roof lines and retain its original form, dormers should be set within the roof plane and not be built off an external wall. The dormer should sit within the roof plane and the top of the dormer should usually be below the ridge. Dormers and roof lights should be set back from the eaves and gable by at least 0.5 metres. They should be at least 0.5 metres away from the party walls with adjacent properties.

Two-storey rear extensions will be considered on the basis of the extent of overshadowing, loss of privacy and outlook. Two-storey extensions to terraces and semi-detached properties which abut a party boundary and adversely affect main windows will not normally be allowed. Two-storey rear extensions to semi-detached houses should, therefore, generally be designed with a rear projection of less than 3.5 metres and for terraced houses 2.5 metres. Larger extensions may be acceptable in certain circumstances -for instance: where the neighbouring house has been extended; or where there is a strong boundary treatment, such as a high wall or an outbuilding or garage built close to the boundary. Similarly, there may be circumstances where only smaller extensions are acceptable for instance: on sloping sites or where neighbouring houses are already overshadowed.'

It is acknowledged a dormer of this scale alone would usually be considered permitted development, however given the proposed dormer is attached to the rear extension, the roof space created would be in connection to the proposed rear extension and would therefore could not be considered permitted development.

It is also acknowledged the dormer is to the rear of the dwelling and is of a similar design to other rear dormers in the street scene. However, the proposed rear dormer is not set in from the gable elevation or the adjoined neighbouring property by at least 0.5 metres. The dormer also provides a flat roof which is not preferred however is similar to other flat roofed dormers in the area.

The proposed two-storey rear extension with a gable roof would be attached to the rear elevation of the proposed rear flat roofed dormer. Whilst the two storey extension provides an acceptable rearward projection of less than 3.5 metres, the use of a gable roof form adjoining a flat roofed dormer on the existing pitched roof does not provide a design which is considered acceptable. The design would result in differing roof heights which would be to the detriment of the dwellings' character. As the existing dwelling has a pitched roof, the use of three different roof types and especially the gable roof form adjoining the flat roofed dormer is considered an unsympathetic addition to the dwelling which is out of character with the surrounding area and would provide a poor precedent. Additionally, the glazing proposed to the rear elevation is not considered to be in keeping with the existing fenestration of the dwelling. The use of matching materials is acknowledged and is to the proposals benefit but does not mitigate the unacceptable design of the proposal.

In addition, paragraph 139 of the National Planning Policy Framework expects poorly designed proposals to be refused. '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 which use visual tools such as design guides and codes.' In this case the use of three differing roof types and two differing roof height is considered poor design.

It is therefore considered that the proposed extension and roof dormer is not acceptable in terms of visual amenity and not in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in opposition of the application.

Impact on Neighbouring Amenity

The proposed two-storey extension would project approximately 3 metres to the rear of the dwelling. Although the extension is compliant with the House Extensions SPD in terms of rearward projection, the extension is to south of 76 Long Causeway resulting in impactful levels of overshadowing. No side elevation windows have been detailed facing the north and significant boundary treatment is in place, preventing any opportunity for detrimental overlooking. The south facing cheek of the proposed dormer does detail a window, however this would service a non-habitable living room and is therefore not considered to provide any detriment to the residential amenity of 80 Long Causeway. Although the proposal would provide overshadowing to the north, the proposed projection is compliant with House extensions SPD for the projection of a two storey rear extension to a semi-detached dwelling.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries moderate weight in favour of the application.

Highways

The proposal does not result in the increase of bedroom facility at the site or any reduction in the substantial amount of on-site parking facility. As such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries moderate weight in favour of the application.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal does not fully comply with the relevant plan policies and planning permission should not be granted. Under the provisions of the NPPF, the application would not be considered acceptable in terms of visual amenity. For the reasons given above, and taking all other matters into consideration, planning permission should be refused.

RECOMMENDATION: Refuse

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

It has been necessary to make contact with the applicant to request amendments to the plans and elevations in order to provide a scheme which would be compliant with the House Extensions SPD, however no such plans or elevations were provided.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Reasons for Refusal

In the opinion of the local planning authority, the proposed rear dormer and two storey extension provides an unsympathetic scheme of poor design which would detract from the character of the dwelling to a detrimental degree. Consequently, this application is considered to be contrary to para 139 of the NPPF, and Local Plan Policy D1: High Quality Design and Place Making of the Local Plan which states that 'development is expected to be of high quality design' and 'complement and enhance the character and setting of distinctive places'