

Miss Katrina Close

Erection of pitched roof extension to rear of dwellinghouse above existing single storey part replacing a flat roof (Retrospective)

450 Carlton Road, Carlton, Barnsley, S71 3HY

Site Description

The application relates to a stone built, double fronted 2 storey property facing Carlton Road. To the rear of the property are numerous single storey extensions and conservatories. The extensions are a mix of stone and render and predominantly, originally had flat roofs. The application is retrospective as the majority of the work to put pitched roofs over the flat roofed extensions has been completed and the application was submitted following Enforcement complaints. The extensions are surrounded by scaffolding creating a roof over the works.

There is a neighbouring detached dwelling to the South West on the corner of Carlton Road and Chapel Lane, a further detached dwelling to the West, fronting Chapel Lane, and a block of 2 storey flats, fronting Carlton Road to the North East. Beyond the rear boundary are the private amenity spaces of dwellings fronting Chapel Lane.

The site is allocated as Urban Fabric and sits outside the Carlton Conservation Area.





Proposed Development

The application is retrospective, and the majority of the works have been completed. The applicant seeks permission to retain the works already done and complete the works that haven't. Basically, the works include incorporating a pitched roof and 2no. gables over the existing flat roofed extensions. It is not proposed to increase the footprint of the dwelling. The materials match the host dwelling and existing extensions i.e., stone and render.

Existing



Proposed



Policy Context

The part of the site subject to the application is allocated as Urban Fabric in the Local Plan. 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.

NPPF

The NPPF 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.

Paragraphs of particular relevance to this application include:

Para 126 - The creation of high-quality 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.

Representations

The application came about due to complaints received via the enforcement team regarding both the incorporation of pitched roofs and the erection of a large scaffold canopy over the works.

Notification letters regarding the application were sent to surrounding properties. 2no. objection letters were received as a result. The main points of concern are;

- Works already taken place without planning permission
- Issues between the applicant and Builders on site
- Boundary dispute, roof overhangs neighbours land

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.

Residential Amenity

There are existing dwellings and private amenity spaces to the West of the site which front both Carlton Road and Chapel Lane. 448 shares a boundary with the site and the works are immediately adjacent to that boundary. However, the property has a detached outbuilding adjacent to the shared boundary and the pitched roof slopes away from the neighbouring rear elevation and amenity space. Furthermore, the principle habitable room windows on the neighbouring property do not face the site and the roof is orientated to the North East.

Number 1a Chapel Lane backs onto the site and has a very shallow rear garden, however, although some current extensions do project beyond the rear elevation and rear boundary of that property, those extensions would remain unchanged. The pitched roofs would not be directly to the rear of that property, and although elements are visible, they would slope away and not be significantly overbearing or overshadowing.

There is a 2-storey building to the East of the side which contains 4no. flats. To the rear of that building there is an area of shared amenity space. Adjacent to the amenity space there is a gable as a result of the pitched roof which projects above the shared boundary. The gable is orientated to the South West so there would be some overshadowing, however, the highest point of the gable would be set away from the rear elevation windows allowing light into the property and garden. The gable is also of a relatively modest side and, as such, although there would be some impact on residential amenity, it would not warrant refusal in this case. The gable is also proposed to be rendered and therefore would reflect light and would not be dark.

One objection has cited that the roof in part encroaches into their land, over the shared boundary line. This is a civil matter and not a material planning consideration.

Visual Amenity

The proposed works are to the rear of the building in a relatively non-prominent position with only fleeting glimpses from Carlton Road and Chapel Lane.

The footprint of the building is not set to increase, there has simply been a pitched roof and gables created over the existing flat roofed extensions. Arguably, the proposed works have improved the appearance of the dwelling and are more fitting to the host property, and neighbouring properties, which incorporate pitched roofs and gables.

The roofs have cement fibre slates which would fit comfortably in the area and where the existing extension walls are to be increased in height, the materials match the existing. It is noted that render is proposed for the gables, where the host property is predominantly Stone. However, the existing walls in the location of the gables are currently rendered. Furthermore, stones have been included in the blockwork to punctuate the render and give a nod to the materials of the host dwelling.

Highways

Existing parking and maneuvering space would remain unaffected.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approve – subject to conditions