2022/0239

Applicant: Miss E Whyke

Agent: Mr L Hurst

10 Highfields Road, Kexbrough, Barnsley, S75 5ER

Hip to Gable Loft Conversion with rear dormer to semi-detached dwelling including the removal of an existing chimney, replacement of roof tile from rosemary to concrete.

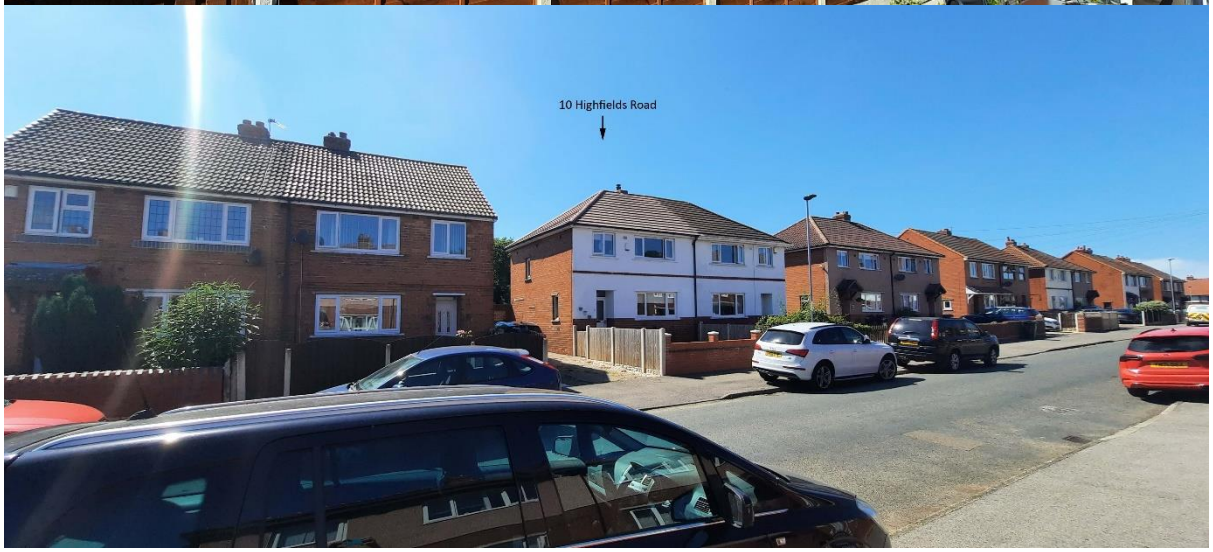
Site Description

The application site comprises a semi-detached dwelling sited to the western side of Highfields Road, Kexbrough. The property is rendered to the front elevation, whilst to the side and rear elevation it is constructed from brick.

The surrounding street scene is largely uniform with a predominance of two-storey semi-detached dwellings, primarily constructed of red brick, however the site frontages of the dwellings vary – some of which featuring render and pebbledash. There is also a mix in terms of roof style and structure with a mix between hipped and standard pitched roofs. There is a hard-surfaced parking area to the front/side of the property and a front garden with a fence enclosing it.









Planning History

No relevant history.

Proposed Development

The applicant is seeking approval for a hip to gable loft conversion with rear dormer and the removal of an existing chimney.

The hip to gable extension would measure 7.7m in maximum depth, 2.79m in height to ridge and 3.65m in maximum width, equating to a volume of 11.76m3 (1/3 ((7.7 x 2.79/2) x 3.65) . The existing chimney stack will be removed and two velux roof lights will be installed to the front elevation of the loft conversion. The extension would be constructed from red concrete tiles.

The rear dormer would measure 6.18m in width, 3.15m in depth and 2.04m in maximum height with a total volume of 19.85m3 (6.18 x 3.15 x 2.04/2). It would be set down from the eaves of the existing dwelling by 0.2m and would be constructed from red tile.

Internally, the loft conversion and dormer will be used as a master bedroom with a WC and storage.

Part 1 Class B of the General Permitted Development Order allows homeowners to undertake alterations which consist of additions or alterations to the roof if they meet the following criteria.

Permitted Development

The enlargement of a dwelling house consisting of an addition or alteration to its roof.

Development is not permitted if:

(a) permission to use the dwelling house as a dwelling house has been granted only by virtue of Class M, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use);

(b) any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;

(c) any part of the dwelling house would, as a result of the works, extend beyond the plane of any This pass stop it existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –

(i) 40 cubic meters in the case of a terrace house or

(ii) 50 cubic meters in any other case

(e) it would consist of or include –

(i) the construction or provision of a veranda, balcony or raised platform, or

(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

(f) the dwelling house is on article 2(3) land

(g) the dwelling house is built under Part 20 of this Schedule (construction of new dwelling houses); or

(h) the existing dwelling house has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwelling house by construction of additional storeys).

Development is permitted by Class B subject to the following conditions—

(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house;

(b) the enlargement must be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof is, as far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and

(c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house

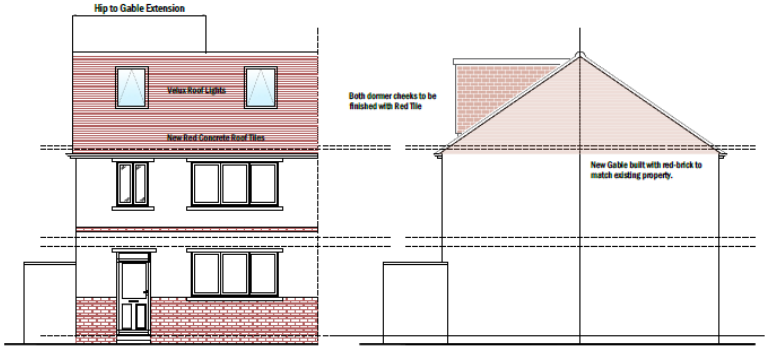
must be –

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

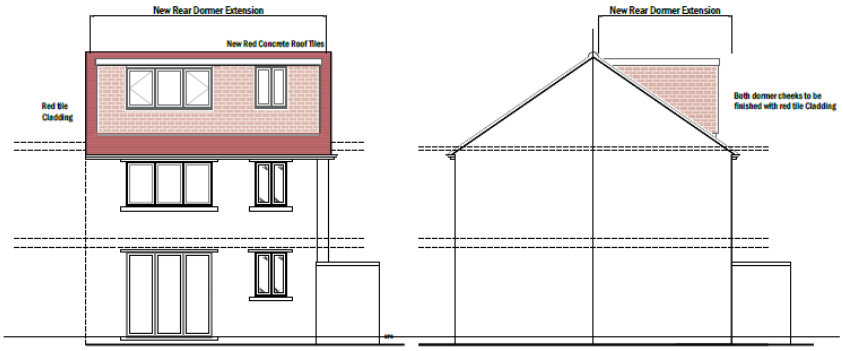
For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

As above, the hip to gable loft conversion would have a volume of 11.76m3, whilst the rear dormer would have a volume of 19.85m3. With a combined volume of 31.61m3, the works are within the volume limitations of 50m3 for a semi-detached dwelling and therefore the installation of the works do not require planning permission.



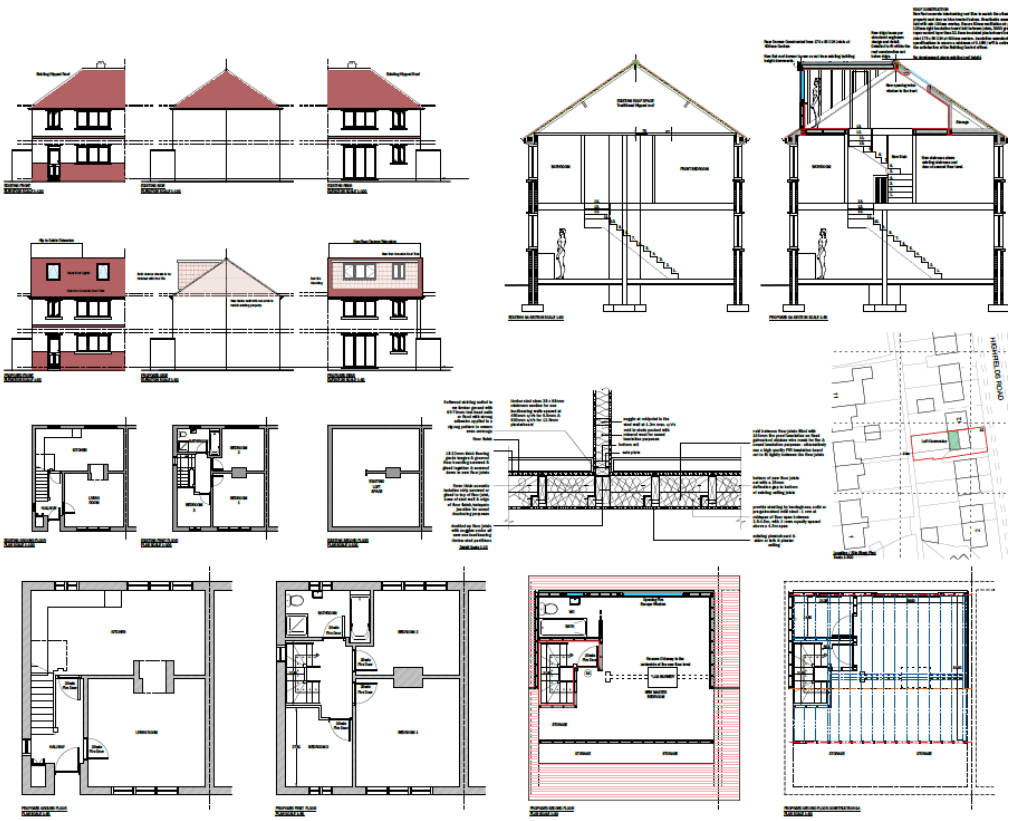
PROPOSED FRONT ELEVATION SCALE 1:50

PROPOSED SIDE ELEVATION SCALE 1:50



PROPOSED REAR ELEVATION SCALE 1:50

PROPOSED NORTHERN SIDE ELEVATION SCALE 1:50



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making –Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

This document establishes 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 should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

<u>National Planning Policy Framework</u>

The NPPF sets out the Government's planning policies and how these are expected to be applied. The core of this is a presumption in favour of sustainable development. Proposals

that align with the Local Plan should be approved unless material considerations indicate otherwise. In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. 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. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *"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"*.

Consultations

None.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were 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 highway safety.

Residential Amenity

As mentioned previously, the installation of the rear dormer and hip to gable conversion do not require the benefit of planning permission as they fall within the parameters of permitted development, nevertheless the dormer does not project closer to the rear boundary than the existing rear elevation of the original dwelling and it's considered that the rear windows of the dormer would not increase any overlooking above and beyond what is already present from the first-floor rear windows. Further, there are no side windows proposed to the dormer or roof extension.

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 to a detrimental level and is in compliance with local Plan Policy GD1.

Visual Amenity

The Supplementary Planning Document for House Extensions states that extensions should be of a design which harmonises with the existing building, should follow the building form of the original dwelling, and have a roof style, pitch and detailing to match.

It is acknowledged that the hip-to-gable extension would unbalance the pair of semi-detached dwellings, however as mentioned previously the hip-to-gable extension and the installation of

the rear dormer window do not require the benefit of planning permission. Amendments were sought during the process of this application and the rear dormer was reduced in scale and the materials were changed and it will now be constructed of red tile to assimilate well with the existing dwelling.

The velux rooflights could be installed via Part 1 Class C of the GDPO and the removal of the chimney stack is also considered to be permitted development.

Therefore, in considering the fall-back position of what could be undertaken via permitted development and the helpful amendments that were made during the application process, it is considered on balance that the application is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Highway Safety

The proposal would increase the number of bedrooms at the dwelling from 3 to 4. The additional bedroom would not require any additional parking spaces at site and the dwelling can accommodate 2 spaces to the side at present. The proposals would not negatively affect the current access, parking or turning arrangements or adversely impact upon the highway and are therefore acceptable from a highways point of view in accordance with the SPD.

Recommendation

Approve with conditions