
2024/0768**Address:** 1 South Croft, Shafton, Barnsley, S72 8QL**Description:** Raising of eaves and ridge height to accommodate rooms in the roof space of single storey detached dwelling.

Four Neighbour Objections

Site & Location Description:

Located within a late 1990s housing estate in the village of Shafton, South Croft is a small cul-de-sac comprising of a mixture of two storey houses and bungalows. The application dwelling is a red-brick bungalow with aspects of light grey render and an unusual shaped roof, comprised of a red tiled front gable roof with an addition red tiled hipped roof feature on the front elevation. The dwelling features a good-sized open plan front garden, including a driveway leading to an enclosed side driveway. The enclosed rear garden is of a more compact size.

**Planning History:** None relevant

Proposed:

The proposal is for a loft conversion which would also incorporate raising the roof height to create a dormer style bungalow, with new first-floor windows on the front and rear elevations of the extended roof, and one new rooflight, to non-habitable rooms within the roof space of each side elevation.

Approximate Measurements:

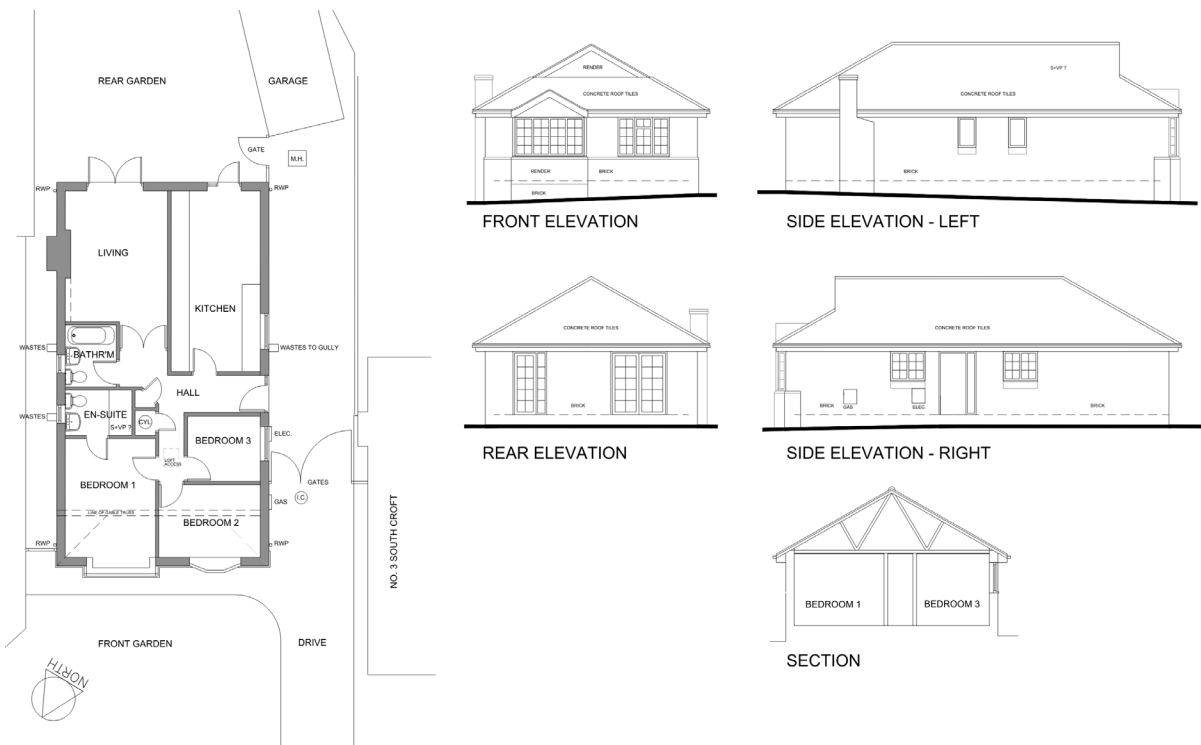
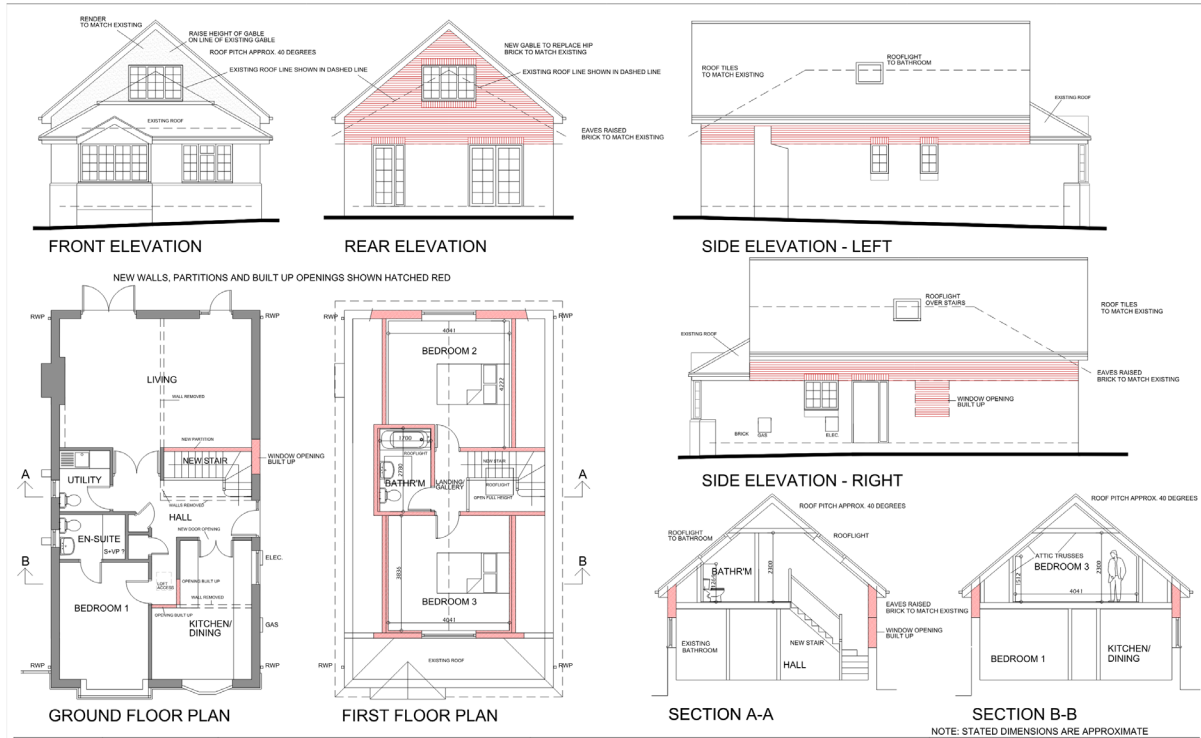
The natural gradient the dwelling is built upon provides varying eaves and roof height measurements. Looking from at the front elevation, the ground rises from the left elevation and levels out at the right elevation. When looking from the side elevations, the level rises from the front elevation, levelling out at the rear elevation.

	Elevation	Existing	Proposed	Increase
Eaves Height	Front	2.8m / 2.5m	3.4m / 3.2m	0.6m / 0.7m
	Rear	2.4m	3.1m	0.7m
	Side Left	2.9m / 2.4m	3.4m / 3.1m	0.5m / 0.6m
	Side Right	2.5m	3.1m	0.6m
Roof Height	Front	5.1m	6.7m	1.6m
	Rear	4.9m	6.5m	1.6m

Side Left 5.2m / 5m 6.8m / 6.5m 1.6m / 1.5m

Side Right 4.9m / 4.8m 6.6m / 6.5m 1.7m / 1.7m

Existing and Proposed Floor Plans and Elevations



Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; four neighbour objections were received which raised concern over potential overlooking and loss of light caused by the proposals.

Consultees:

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 and beautiful 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

There would undoubtedly be some impact upon the amenity of neighbouring dwellings due to the layout of the estate, where the curtilages of South Croft tightly wrap around the rear curtilages of Ashwell Close, which already induces some unavoidable overlooking of neighbouring gardens. Of the four neighbour complaints, two are from dwellings on Ashwell Close who raise concerns about

overlooking and potential loss of light, whilst an additional two objections arise from neighbours on South Croft, again in relation to overlooking.

Starting with the concerns raised by residents of South Croft, their main issue is the impact on their privacy caused by the proposed first floor window of the front elevation overlooking their dwellings. However, the separation distance of approx. 22m exceeds the minimum requirement of 21m outlined in the SPD 'House Extensions and Other Domestic Extensions'. Regarding the concerns raised by a neighbour on Ashwell Close, in regard to loss of light, potentially, there may be a slight impact upon the light levels at certain times of day in regard to light levels in their garden but overall due to the limited size of the roof expansion and distance to their actual dwelling, the impact would be considered modest and would not have a significant impact on their amenity.

For the second neighbouring dwelling of Ashwell Close who raised an objection, their objection mainly relates to the proposed first floor rear window within the raised roof. The side and rear curtilage of the application dwelling borders six curtilages across South Croft and Ashwell Close and although not in this application, has the potential to impact a further two curtilages on Meadow Croft. With a relatively compact rear garden, especially in contrast to their larger front garden, any development at the dwelling or within their rear garden would undoubtedly have some impact on the amenity of neighbouring dwellings to the rear and side of their dwelling. Whilst the rear proposed first floor window would be more than 21m from any directly overlooked window, and more than 12m from directly over looking any blank elevation, the distance from the window to the rear boundary of the garden is only 7.68m. The SPD recommends new first floor windows to have a minimum distance of 10m to the rear boundary. However, in this case, due to the location and orientation of the neighbouring dwellings, the privacy of the neighbour's dwelling is not a significant concern as it is not directly behind the applicant's property and therefore any views out of the rear window to the neighbouring dwelling would be at an angle rather than directly overlooked. The main area of overlooking would be the rear portion of the neighbour's garden. If the application dwelling's rear boundary was 2.15m further into the neighbour's garden, it would meet the SPD guidance. Because the boundary treatment is not in that location, there is in effect an area of approx. 15.5 sqm of the neighbouring garden which would be affected because of the boundary location being where it is. In contrast, the neighbour's rear garden is around 165 sqm, whilst their own rear extension takes up around 14 sqm and their outbuilding around 16 sqm, finally in a straight line from the boundary with the application dwelling to their other side boundary is 10.5m, wider than the longest length, and wider than the whole width of the application dwelling's rear garden. On balance, given the main area of overlooking is to the very rear of the neighbour's rear garden, and not directly into their property, it is not considered that the proposal would have a significant detrimental impact on neighbouring amenities to warrant refusal of the application. Given the works involved, and the area of land within the applicant's curtilage there is the potential for any further outbuildings/extensions to create an over-developed site which would also impact on neighbouring amenities. As such, it is recommended that permitted development rights for further extension or any outbuildings are removed by condition.

Visual Amenity

Due to the unusual design of the dwelling, whilst there would be some visual impact to the character of the dwelling, as the proposed materials would match the original brickwork, render and tiles of

the original dwelling, which along with the matching window design would tie in the new and old features of the dwelling, the end result would not be of significant detriment to the original character of the dwelling to merit a refusal. The two proposed roof lights are of modest size and would probably meet permitted development requirements, furthermore, are not overly obtrusive. The final design of the dwelling would have a modest impact on the street scene, with the height increase, although relatively limited, and change from bungalow to a dormer bungalow, being slightly out of context with other bungalows within the street. When considered within the broader context of the street scene though, the impact reduces as there are several larger two-story dwellings, including a row of houses whose curtilage borders the application dwellings and four large semi-detached houses directly opposite the application dwelling, which mitigate the impact from a bungalow to a dormer bungalow.

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