
2023/1048

Ms Clare Sayer

33 Baslow Crescent, Dodworth, Barnsley, S75 3SG

Removal of existing roof and erection of new roof raising ridge height to accommodate loft conversion, timber cladding to front and rear gable and installation of first-floor Juliet balcony to rear (Amended Description).

Site Description

The application relates to a plot located to the west side of the principal highway and close to the junction with Bamford Close. The surrounding area is principally residential defined by detached and semi-detached property types of varying scale and appearance. The topography of the area is varied and descends north-to-south.

The property in question is a detached bungalow forming a row of 5 no. bungalows of a similar scale and appearance. The property is constructed of pale coloured brick and has a gable roof with grey concrete roof tiles. A small amount of timber cladding is featured on the principal elevation. The property benefits from an attached flat roof garage projecting from its western side elevation and served by an existing driveway. The property is fronted by a modest sized front garden featuring a single tree. A smaller garden is located to the rear with an area of trees and soft landscaping beyond.



Planning History

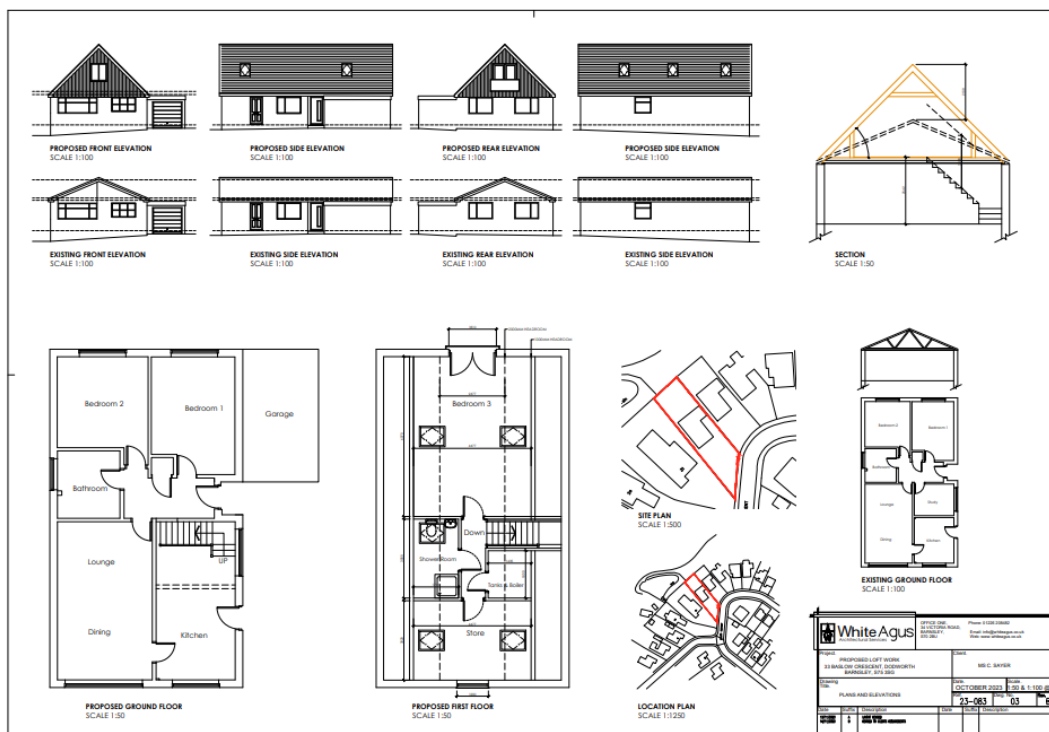
There are two previous planning applications associated with the application site:

- B/75/0452/DO – Erection of 44 Old peoples flats, 1 warden's dwelling and 4 garage courts. – Historic.
- B/75/3439/DO – Erection of 5 bungalows and garages and 2 houses. – Historic.

Proposed Development

The applicant is seeking approval for the removal of the existing roof and the erection of a new roof raising the ridge height to accommodate a loft conversion, timber cladding to the front and rear gable and the installation of a first-floor Juliet balcony to the rear.

The proposed roof would adopt a ridge height approximately 2.1 metres higher than the existing roof. The roof would also adopt a steeper pitch. Two new first-floor windows would be inserted on the front and rear elevations of the dwelling and 5 no. roof lights would be inserted on the eastern and western roof slopes. The proposal would adopt external materials that would match or be of a similar appearance to those used in the construction of the original dwelling.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

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.

Local Plan Allocation – Urban Fabric

The site is allocated as urban fabric which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

National Planning Policy Framework

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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. One representation was received in support of the application.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. Therefore, 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, including visual amenity and highway safety.

Visual Amenity

The proposal would be visible from the public realm of the principal highway and would be a prominent feature within the street scene.

The host property is located within the southernmost plot at the end of a row of 5 no. detached bungalows that appear uniform and are consistent in terms of scale and appearance. The properties are staggered to address the topography of the area which descends north-to-south. Subsequently, the host property is set higher than 31 Baslow Crescent but lower than 35 Baslow Crescent.

It is acknowledged that the proposal would alter the existing character of the dwelling and disrupt the harmonious form of the property within the building line by adopting a roof with a greater pitch and ridge height. Consequently, the host property would be taller than both neighbouring properties immediately adjacent. However, any impact is likely to be lessened because of the location of the plot and an existing set back from the principal highway. The proposed roof would adopt a form not overly dissimilar from existing examples within the immediate street scene. The general massing of the property would remain unaltered, and the maintaining of the existing eaves height would retain some continuity. The proposal would adopt sympathetic external materials comprising timber cladding to the front and rear gable and slate effect roof tiles. An existing tree to the front of the property could offer some screening of the property at times throughout the year, again offering further mitigation that is likely to lessen the impact to the broader street scene.

The proposal is therefore considered sympathetic to the main dwelling and consistent with the character of the street scene and is considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The host property is located to the south of 35 Baslow Crescent. It is acknowledged that the proposed increase in height could result in some overshadowing. However, due to its positioning, the existing property is likely to contribute to existing levels of impact. Moreover, an existing separation distance between the two properties would be maintained and an existing window located on the side elevation of 35 Baslow Crescent does not serve a habitable room. As such, the window is not offered the same protections as principal habitable room windows located on the front and rear elevations and any potential overshadowing is not considered to significantly increase beyond existing levels likely to be experienced that would otherwise be detrimental to the amenity of neighbouring properties. The proposal would incorporate a minimal amount of new glazing, including first-floor windows to the front and rear elevations and roof lights within both roof slopes. A first-floor Juliet balcony would also feature on the rear elevation. Sufficient separation distances – more than 21 metres – would be maintained between the first-floor windows and neighbouring properties opposite (in accordance with the SPD). Additionally, it is acknowledged that the proposed roof lights and Juliet balcony could be implemented as permitted development, therefore not requiring planning

permission. As the proposal would follow the form of the original dwelling it is unlikely that it would result in reduced levels of outlook.

The proposal is therefore not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

Further to the above assessment, neighbouring properties were consulted on this application and no objections were received.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The proposal is unlikely to affect existing parking arrangements which are considered sufficient to accommodate a minimum of two vehicles. As such, it is considered that highway safety would be maintained to a reasonable degree and the proposal is considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions