
d2024/0104

Mr G Kalashyan

Installation of a front and rear dormer window

181 Doncaster Road, Barnsley, S70 3QR

Site Location & Description

The property is a mid-terrace, red brick dwelling located close to the junction of Doncaster Road and Tuscany Gardens, with the adjacent premises consisting of a residential property and a local, corner shop with flat above.

A modern residential estate is located to the east on the opposite side of the road where there are examples of front dormer windows within the street.

Proposed Development

The applicant seeks permission for the installation of a front and rear dormer window. the front dormer window is to be a vertically proportioned pitched roof window, whereas the rear dormer window is to be horizontally proportioned with a flat roof. In both instances the windows are to be constructed from materials which have a similar visual appearance to the materials used in the construction of the existing roof.

The application has been amended during the application process, which initially included the change of use of the ground floor and the installation of the front dormer window. It was deemed that the change of use of the ground floor to commercial premises was unacceptable.



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 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

The Town and Country Planning (General Permitted Development) (England) Order 2015

Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows the enlargement of a dwellinghouse consisting of an addition or alteration to its roof provided that the criteria of paragraph B.1 and the conditions of paragraph B.2 are complied with.

Consultations

Highways – initial concerns were raised due to the lack of parking; however, this was in relation to the original description and the change of use of the ground floor. Highways were not reconsulted on the amended description as there is no change of use taking place.

Pollution Control – No objections subject to condition
Ward Councillors – No objections received

Representations

Neighbour notification letters were sent to surrounding properties; 1 letter of comment has been received, raising no objection to the works proposed.

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 on highway safety.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The front elevation of a building is generally considered to be the most important for its contribution to the street scene. Therefore, dormer windows on the frontage will only be considered appropriate where the street scene is characterised by such development. Dormer windows on the frontage should also reflect the character of the area, the surrounding buildings and appearance of the existing building.

The design and location of the front dormer window is such that it is vertically aligned with the windows in the original dwelling and is proportioned to match. The rear dormer window is located on the rear elevation and whilst designed with a flat roof, it does fall within the parameters of permitted development. In both instances the dormer windows are to be constructed from materials which have a similar visual appearance to the construction materials used in the original dwelling and have been outlined on the submitted plans.

Dormer windows are present within the street scene, both to the south, north and east and as such the inclusion of the front dormer window is not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and is acceptable.

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 front dormer window is located a sufficient distance from the opposing properties, and as such would not increase levels of overlooking of these dwellings. It is acknowledged that the rear dormer window would not meet the required separation distance from the property to the rear. However, the existing separation distance is significantly less than 21 metres, and the proposed dormer window could be erected under permitted development, and it is unlikely to result in increased levels of overlooking or loss of privacy beyond any existing level of impact which would be experienced.

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

Highway safety

The proposal does not result in the loss of off-street parking; however, it does result in the requirement for additional provision as the dwelling is increasing from 2no bedrooms to 4no bedrooms, therefore requiring 1no additional space.

It is acknowledged that highways were not consulted on the amended description and plans. The increase in 2no additional bedrooms could be undertaken without planning permission and the dwelling does not currently benefit from any off-street parking provision or the ability to provide off-street parking provision. The site is located on a busy town centre route, with good transport links and close to the town centre. As such the proposed development is considered acceptable in terms of its impact on highway safety.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions