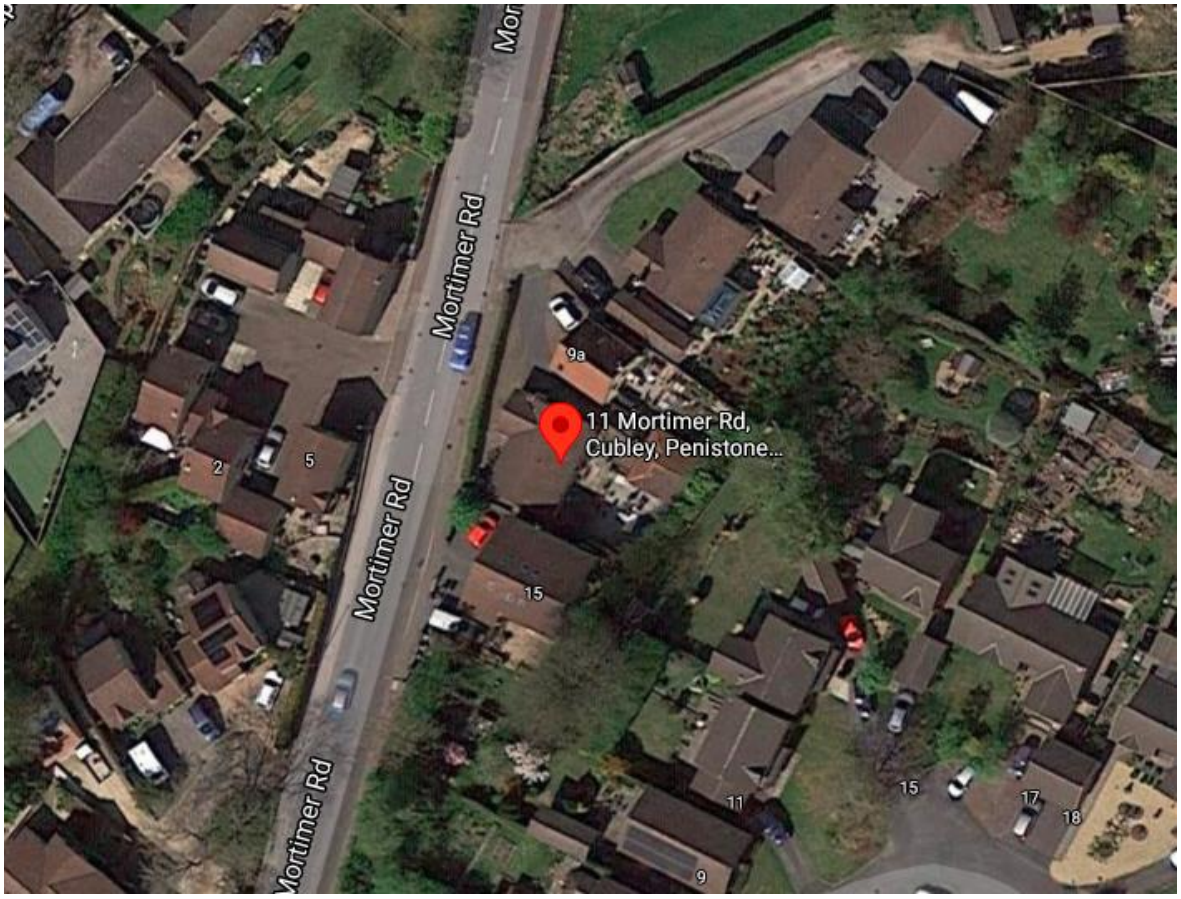
2021/0711
Mr Paul Hirst
Raising of roof, installation of front dormer, and cedar boarding to front elevation
11 Mortimer Road, Cubley

Description

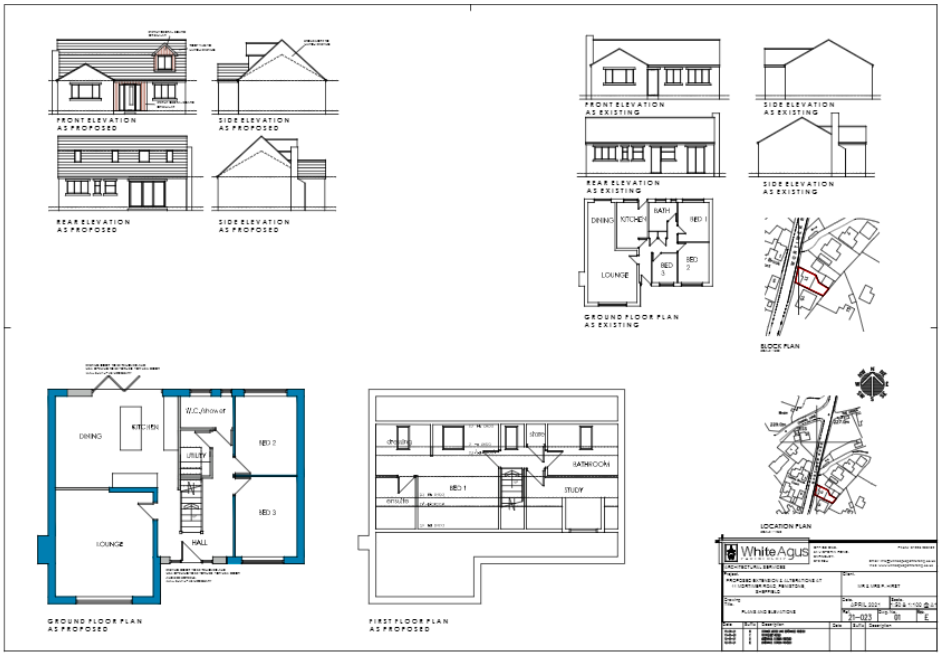
The property is a detached bungalow set on Mortimer Road, Cubley. The dwelling is part of a small development of dwellings constructed of stone, including bungalows and two storey properties. The dwelling is set fronting the main highway and has a front facing gable element and a pitched tiled roof. The properties are different house types and designs.





Proposed Development

It is proposed to raise the ridge of the dwelling by 1.3m to allow for rooms within the roof space. The proposal also includes the formation of one small cedar clad front pitched roof dormer window and rooflights to the rear roof slope. The extensions would allow for a bedroom, study and bathroom within the roof space. Cedar cladding is also proposed to the front door area to match the dormer window. All other external materials will match the existing dwelling.



Policy Context

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore 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.

To assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations.

It is also important that dormers and roof lights reflect the pattern of existing window openings. They should be positioned to line through vertically with the window openings below.

These policies are considered to reflect polices set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Consultations

Penistone Town Council – No objections

Representations

None

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.

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

In terms of visual amenity, the 1.3m increase in roof height is modest in relation to the size of the bungalow and the increase in ridge height would not lead to a dwelling which is significantly out of scale with the surrounding dwellings, given that the adjacent dwellings are two storey properties.

In terms of dormer windows, the SPD states:-

'*to assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations*.

The proposal includes the formation of 1 small pitched roof dormer window to the front elevation. In terms of dormers on the street scene there are dormer style windows featured on the adjacent two storey properties, therefore it is felt that the small pitched roof dormer is acceptable in this instance. The proposed dormer window has been designed to match the windows on the existing property in terms of size and fenestration.

The proposed cedar cladding is not a feature of the existing property, however given that the adjacent dwellings are of different designs with different window colours etc, it is felt that the inclusion of the cedar cladding around the door and to the proposed dormer would be acceptable and would add interest to the front elevation.



Residential Amenity

The first floor windows set to the rear are approximately 11.2m from the rear boundary with the properties on Shackleton View which is in excess of the 10m recommended in the SPD. It is not felt that significant overlooking would occur to the garden area of these dwellings. The proposed dormer window to the front at first floor would face over Mortimer Road and would not significantly increase levels of overlooking to the adjacent properties.

As the property is set in a line with the adjacent two storey properties, there should not be any significant overshadowing or overbearing impact occuring from the increased ridge height or dormer, in accordance with the SPD House Extensions.

Recommendation
Approve with conditions