2021/1119

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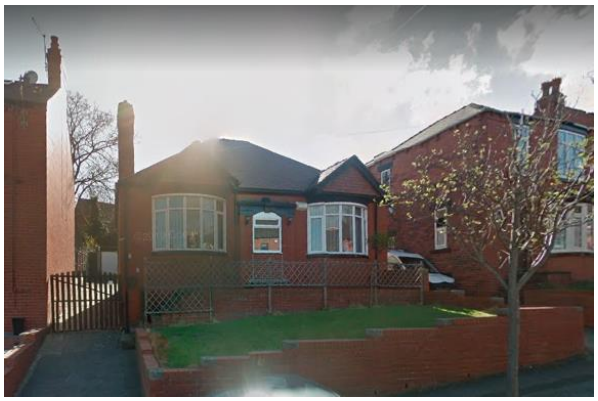
Hipped roof to gable end conversion extensions, formation of front and rear dormer windows and single storey rear extension to dwelling

27 Woodstock Road, Wilthorpe, Barnsley, S75 1DU

Site Description

The application relates to a detached, brick-built bungalow located within a predominantly residential area. To the front of the dwelling is a garden area and a driveway leading from Woodstock Road to the rear of the property. To the rear is an enclosed garden area with a detached garage in the North Eastern corner.

There are two storey, detached, brick-built dwellings to both sides of the site. Beyond the rear boundary are detached dwellings on Mysten Croft and to the front of the dwelling, beyond Woodstock Road, are 2 storey semi-detached dwellings.





Proposed Development

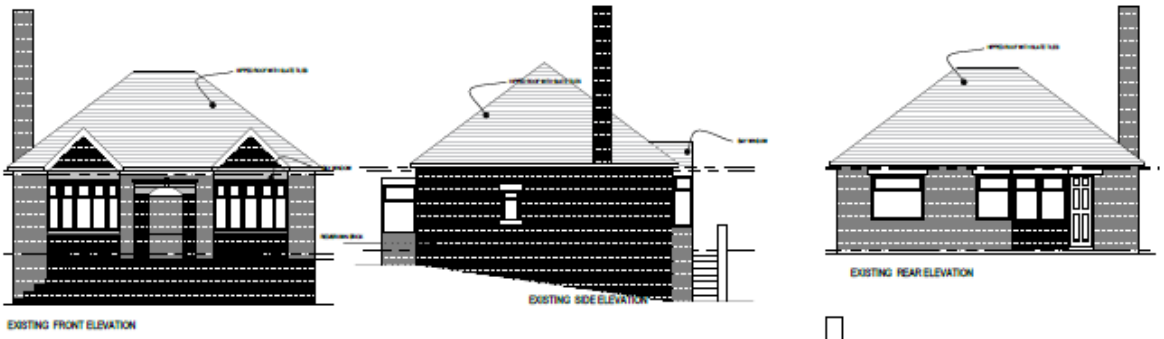
The applicant seeks permission to replace the existing hipped roof with a gable roof with a small increased in ridge height of circa 20mm. The roof would incorporate 2no. pitched roof dormers to the front and 3no. pitched roof dormers to the rear. Within the roof space there would be 4no. bedrooms and a bathroom created.

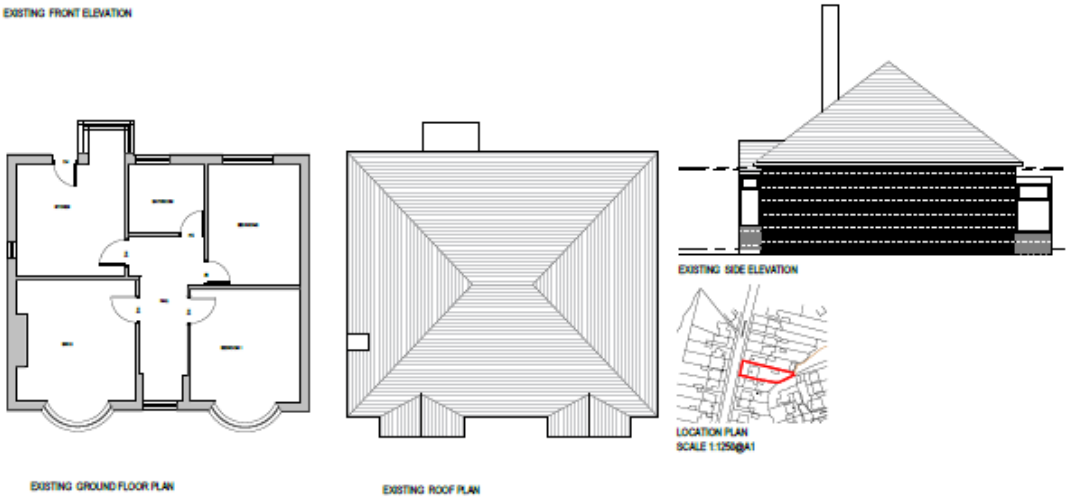
The applicant also proposes a rear single storey lean to extension. The extension would project 4m, have eaves of approximately 2.7m and a total height of 4m. It would occupy the majority of the rear elevation of the property with the exception of a slight step in due to the angle of the Southern boundary. The extension would accommodate an open plan living/dining/kitchen.

In addition, the currently blocked up front entrance would be reinstated.

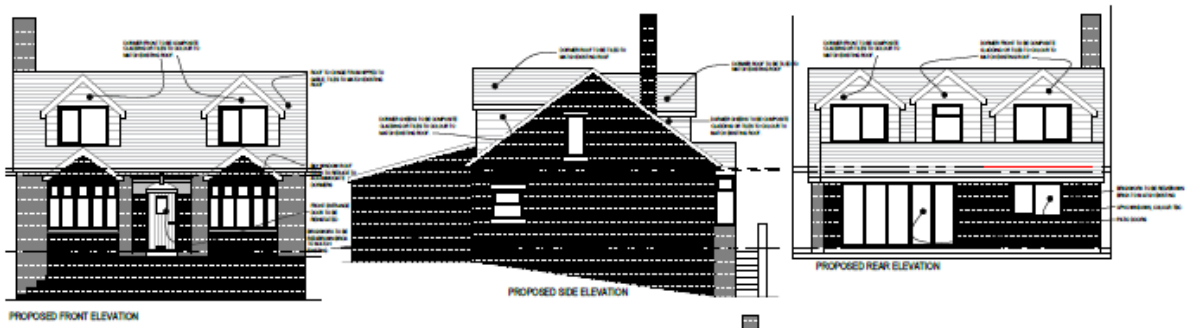
It should be noted that hip to gable conversions do not require planning permission where the ridge height would not increase, in addition, rear dormers are generally permitted development where the combine additional roof space created doe not exceed 50m3. However, front dormers do require planning permission.

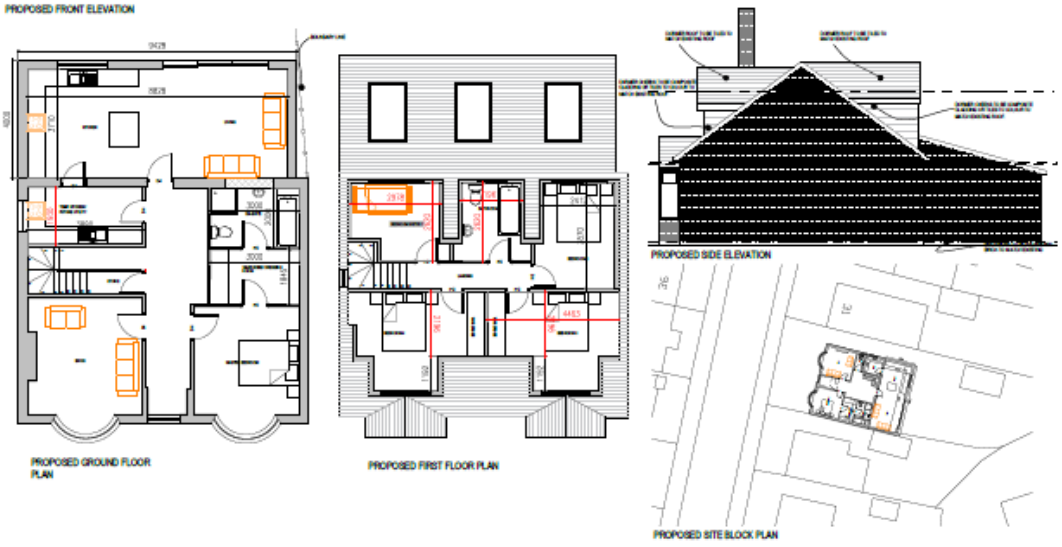
Exisiting





Proposed





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.

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.

Representations

Notification letters were sent to surrounding properties. No objections were received.

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.

Residential Amenity

With regards to the rear extension, as stated above, 4m projecting extensions with a maximum 4m in height can be built under permitted development rights. In any case, although the extension sits to the South of number 31, the neighbouring property has a rear extension of a similar projection, as such, the proposal would not significantly increase overshadowing or be an overbearing feature. The extension would project beyond the rear elevation of number 25 but would be on a lower level and orientated to the north. In addition, the neighbouring detached garage sits between the proposed extension and the neighbouring rear amenity space.

No habitable room windows are proposed on the side elevations of the extension facing the shared boundaries and the rear elevation windows would face the applicants enclosed, private amenity space.

In terms of the hip to gable roof, that could also be constructed under permitted development rights where the ridge height does not increase. However, in this case there is a slight increase of circa 20mm. The gables would be in close proximity to the shared boundaries, however, the neighbouring properties are built on a similar building line to the application property, as such, they would be adjacent to secondary, side elevations. In additions, the neighbouring properties are 2 storeys in height.

The proposed front dormers are relatively modest in size and set within the roof plane. The do contain habitable room windows which face the front elevations of the dwellings opposite, however, they meet the relevant separation distances set out in the SPD and reflect the existing first floor windows on neighbouring properties.

2no. of the rear dormers would also contain habitable room windows, however, they would face the applicant's private amenity space. There are dwellings beyond the rear boundary but there would be in excess of 10m between the windows and the boundary, in accordance with the SPD. It is acknowledged there would be some views of the neighbouring amenity spaces to both sides of the dwelling from the windows, however, they would not be significant or reduce privacy levels to an unreasonable degree. They would simply reflect the existing first floor accommodation within the area.

For the reasons outlined above, residential amenity would be maintained to a reasonable degree and the development would accord with Local Plan Policy GD1 and SPD 'House Extensions…'.

Visual Amenity

As outlined above, a 4m lean to extension could be built under permitted development rights. In any case, the extension is a size and design which harmonises with the host dwelling, in accordance with Local Plan Policy D1.

The proposed hip to gable roof does significantly change the character of the dwelling, however, similar developments can be done under permitted development rights. In addition, there are a number of gables evident in the area, including the 2-storey dwelling immediately to the North. As such, the development would not be out of character with the area or appear an alien feature within the streetscene.

The SPD states that the streetscene should be assessed to determine whether front dormers are acceptable. It is noted that there are no front dormers within the immediate area, however, each case should be assessed on its individual merits. The property is relatively unique within the streetscene and sits between 2no. 2 storey dwellings. The dormers meet the requirements of the SPD in all other aspects in that they have pitched roofs, sit within the roof plane and line up vertically with the opening below. In fact, they sit comfortably, and reflect, the existing pitched roofs over the ground floor dormers, as such, on this occasion front dormers are acceptable and would maintain the visual amenity of the streetscene, in accordance with Local Plan Policy D1. The dormers would not set a precedent within the street as each case is assessed on its own merit.

In terms of the rear dormers, the applicant originally proposed a larger flat roofed dormer, however, they have since replaced that with 3no. pitched roof dormers. Although they would not be highly visible from public vantage points, they are more appropriate for practical and aesthetic reasons. They sit more comfortably within the roof plane and also reduce the 'bulk' of the roof, as such, the amendments to the scheme are viewed as positive.

The plans state the dormers cheeks would be composite cladding or tile hung to match the existing roof, a condition will be imposed for them to be tiles in order to sit more comfortably within the roof plane and the streetscene as a whole.

Highways

The existing parking arrangements are not affected by the development. The bungalow would increase from 2 bedrooms to 5, as such, the parking requirements would increase from 1 to 2 spaces in accordance with SPD 'parking', however, there is space within the site to accommodate the increase.

Conclusion

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the revised scheme. The proposal therefore complies with the development plan as a whole and the advice in the NPPF.

As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation Grant – Subject to conditions