

Application Reference: 2025/0316

Location: 29 Saville Street, Cudworth, Barnsley, S72 8LT

Introduction

This application seeks planning permission for the installation of front and rear dormer windows.

Relevant Site Characteristics

This application relates to a narrow plot located on the west side of Saville Street and in an area that is principally residential characterised by terraced properties of a similar scale and appearance, and larger detached and semi-detached dwellings of a similar scale and varying appearance. There are existing flat, and gable pitched roof dormer windows visible within the street scene.

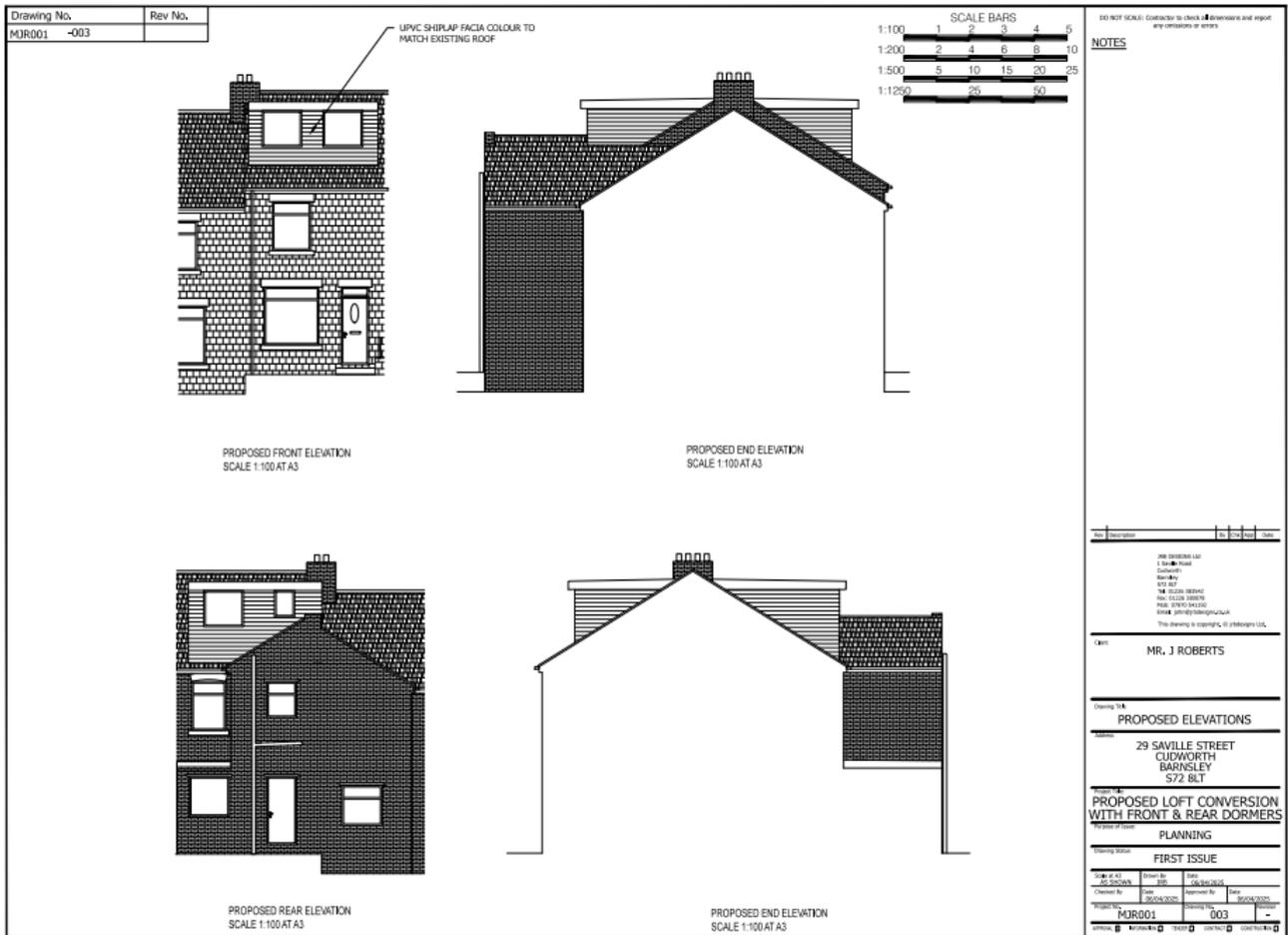
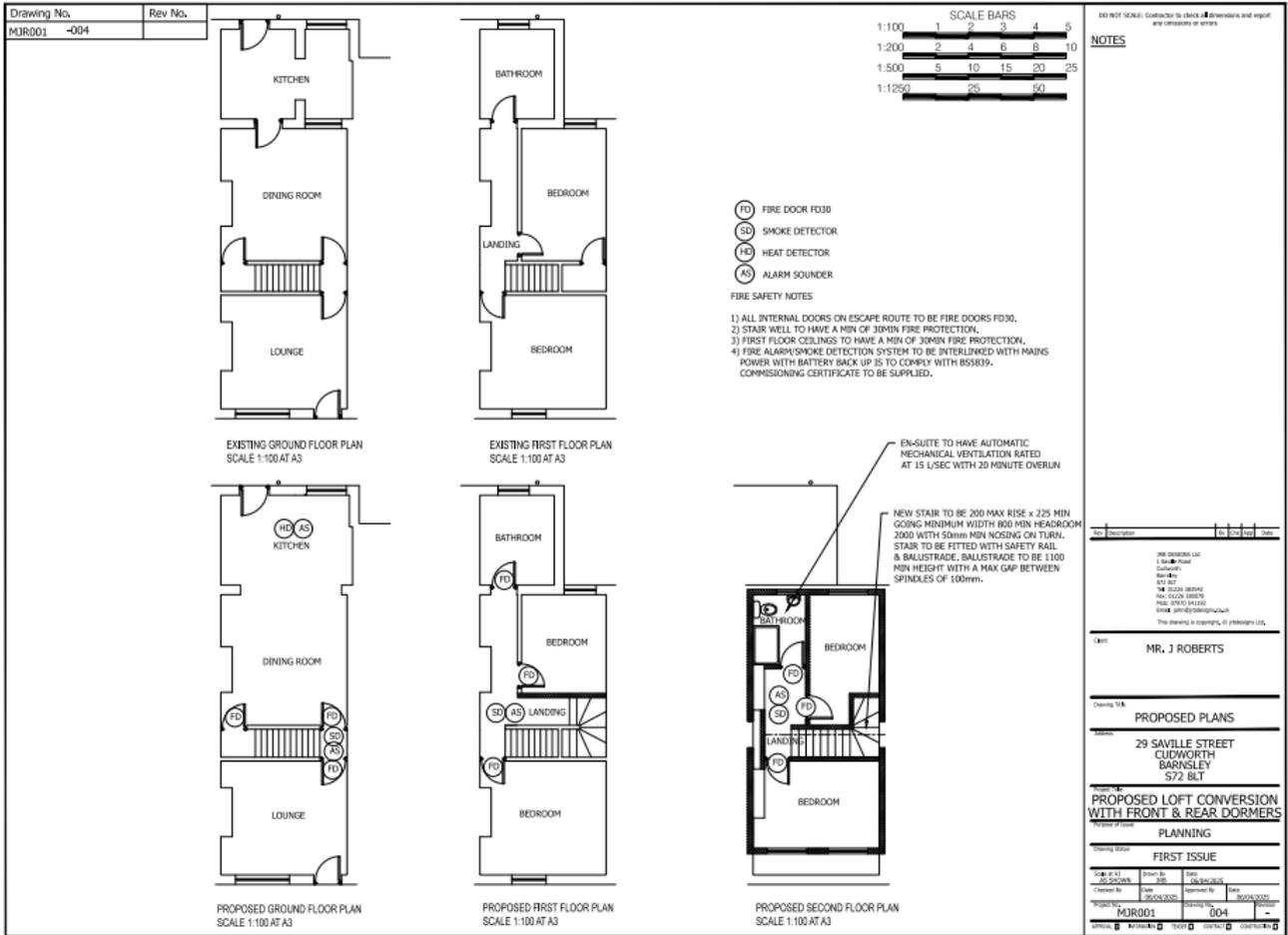
The application property is a two-storey mid-terrace dwelling fronted with stone and with a brickwork construction to the gables and rear. The property has a pitched grey tiled roof and benefits from an existing two-storey gable pitched roof projection to the rear. There is also a small rear garden and an existing detached garage which is accessed from an access road to the west. The property is fronted by a driveway. There is an existing flat roof dormer window to the rear of an adjoining property 27 Saville Street.

Site History

Application Reference	Description	Status (Approve/Refuse)
B/92/0796/CU	Erection of private detached garage.	Approved.

Detailed Description of Proposed Works

The applicant is seeking planning permission for the installation of flat roofed front and rear dormer windows constructed of UPVC shiplap cladding in a colour to match the existing roof.



Relevant Policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at a full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering on 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, which is due to take place in 2027, or earlier, if circumstances require it.

The development site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. The following Local Plan policies are relevant in this case:

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

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, the Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). There are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The following NPPF sections are relevant in this case:

- *Section 2: Achieving sustainable development.*
- *Section 4: Decision-making.*
- *Section 12: Achieving well designed places.*

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take this guidance into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The following SPDs are relevant in this case:

- *House extensions and other domestic alterations (Adopted March 2024).*
- *Parking (Adopted November 2019).*

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

This planning application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015 (as amended).

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website. No representations have been received.

No statutory or non-statutory consultees were consulted on this application.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

Extensions and alterations to a dwelling are acceptable in principle if the development would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Scale, Design and Impact on Character

The House extensions and other domestic alterations SPD establishes specific design guidance for proposals for dormer windows. It states that the design should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building, and to determine whether a dormer window on the front or principal elevation would be appropriate, the roofs of the surrounding buildings should be examined. Unless the street scene is characterised by dormers on the frontage, or these are a feature of the surrounding area/street/terrace, dormer windows should be located on the rear or secondary elevations. Dormer windows should be set within the roof plane and not built off external walls. Dormer windows should also be set below the ridge, set back from the eaves and set away from party walls with adjacent properties.

In this instance, existing flat and gable pitched roof dormer windows of varying scale and appearance can be seen within the street scene to the front and rear of nearby properties. The proposed dormer windows would be relatively large. However, a similarly sized existing dormer window is visible within the street scene to the front of 11 Saville Street. The proposed front dormer window would also adopt a sufficient set back from the eaves, would be set below the ridge and would be set away from party walls with adjacent properties. The proposed rear dormer window would be larger and would adopt a reduced set back from the eaves. However, this dormer window would also be set below the ridge and set away from party walls and would be less prominently located therefore lessening the extent of any potential impact on the character of the street scene. Both proposed dormer windows would be finished with UPVC shiplap cladding in a colour to match the materials of the existing roof. This would provide some harmony with the existing dwelling and a more sympathetic appearance within the street scene which would likely avoid the dormer windows being overtly prominent and dominant features.

Considering the above, this is considered to weigh moderately in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy D1: High Quality Design and Placemaking and is considered acceptable regarding visual amenity.

Impact on Neighbouring Amenity

Any potential overshadowing impact would likely be limited to the roof planes of the application and adjacent neighbouring properties and existing sufficient separation distances would be maintained to neighbouring properties to the east and west. It is unlikely that the proposal would result in reduced levels of outlook. The proposal would also comply with the minimum internal space standards as per table 4A.1 within the SYRDG.

Considering the above, this is considered to weigh moderately in favour of the proposal.

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

Impact on Highways

The proposed development is not considered to be prejudicial to highway safety; existing off-street parking arrangements for at least one vehicle would not be impacted and would be maintained, and whilst the proposal would normally result in a requirement to provide an additional space, on-street parking is commonplace within the vicinity, and given the residential nature of the surrounding area, it is not considered that additional minor levels of on-street parking would materially impact upon the highway network to the detriment of highway safety.

Considering the above, this is considered to weigh modestly in favour of the proposal.

The proposal is therefore considered to comply with Local Plan Policy T4: New Development and Transport Safety and is considered acceptable regarding highway safety.

Planning Balance and Conclusion

In accordance with the provisions of paragraph 11 of the NPPF(2024), the proposal is considered in the context of the presumption in favour of sustainable development and therefore, for the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant local and national planning policies and guidance and planning permission should be granted subject to necessary conditions.

RECOMMENDATION: Approve subject to conditions.

Justification

Statement of compliance with Article 35 of the Town and Country Development Management Procedure Order 2015.

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of this application, as it was deemed acceptable.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering representations, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.