

2022/0396

Mr David Dodds

28 New Chapel Street, Penistone, Barnsley, S36 9AG

Raising of roof and erection of rear dormer

Site Description

The dwelling is a two-storey detached dwelling located in Penistone. New Chapel Street has a consistent street scene featuring other dwellings of similar tenure and design. The dwelling has a parking area and integral garage to the front with a rear garden to the rear.

Proposed Development

The applicant is seeking approval for the raising of the dwelling's roof and the erection of a rear dormer. The eaves height will be raised 0.7 meters from 5.2 meters to 5.9 meters and the ridge height will be raised 0.8 meters from 8 meters to 8.8 meters.

N.B.: On 29/06/2022, the proposal was amended. The proposed dormer window has been set within the roof plane and below the ridge and setback from the eaves 0.5 meters.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – HS73 Site South East of Schole Hill Lane

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

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. The general principles are that proposals should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in 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 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design,*

taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

Consultations

Penistone Town Council were consulted and objected to the application in relation to the aspect and design of the proposed rear elevation.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The site falls within a housing allocation; and 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 highway safety.

Visual Amenity

The SPD states that *‘materials should normally be of the same type, colour and texture to the existing house or as close a match as possible’*. In this case, the proposed materials will match the existing dwelling with matching brickwork and roof tiles being used. Furthermore, it is considered that the raising the roof of the property is acceptable and would not appear overly prominent within the street scene even though the dwelling will be increased in height in relation to the neighbouring dwellings. Due to the heights, materials and design of dwellings within the street scene the proposed raising of the roof is not expected to look out of character nor be detrimental to visual amenity. The extension utilises a pitched roof in the same design as the existing dwellings pitched roof.

The SPD states that *“the design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building”*. There are dormers evident within the immediate area, and although none are set on the rear elevations of neighbouring dwellings on New Chapel Street, the addition of a dormer will not be detrimental to visual amenity nor impact upon the street scene of New Chapel Street. The land to the rear is allocated as Green Belt land and this is intercepted by a public right of way which runs immediately to the boundary of the host dwelling’s curtilage. The impact of the proposal from this public vantage point will not be significantly detrimental nor cause harm to the areas visual amenities.

The proposed upwards extension conforms to the SPD in terms of its external materials and roof type therefore the proposal will have little impact upon the character of the street scene due to the harmony with the existing dwelling and the dormer being set to the rear. In addition to the variations seen in dwelling height within the street scene and the surrounding development. The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

Whilst the proposed upwards extension increases the size and scale of the dwelling, it would not cause significant harm in terms of overshadowing or being overbearing. In terms of overlooking no dwelling is set to the rear of the property therefore there will be no significantly detrimental impact. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions