Planning Statement

Raising of roof height to provide additional accommodation within the roof space.

10 Hamble Court, Mapplewell, Barnsley.



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1.0 Introduction

This Planning Statement has been prepared on behalf of Mr N Beasley. It is intended to assist Barnsley Metropolitan Borough Council (BMBC) in its determination of an application for a proposal to raise the roof height to provide additional bedroom accommodation at no. 10 Hamble Court, Mapplewell, Barnsley, S75 6FE.

In addition to this Statement, the planning application should be considered in recognition of the following supporting documents:

Plans

- Site Location Plan 1/1250 Ref P-BR01B
- Plans Section Elevation Ref P-BR02A
- Blacker Road Elevation Ref-BR03A

2.0 Site & Surroundings

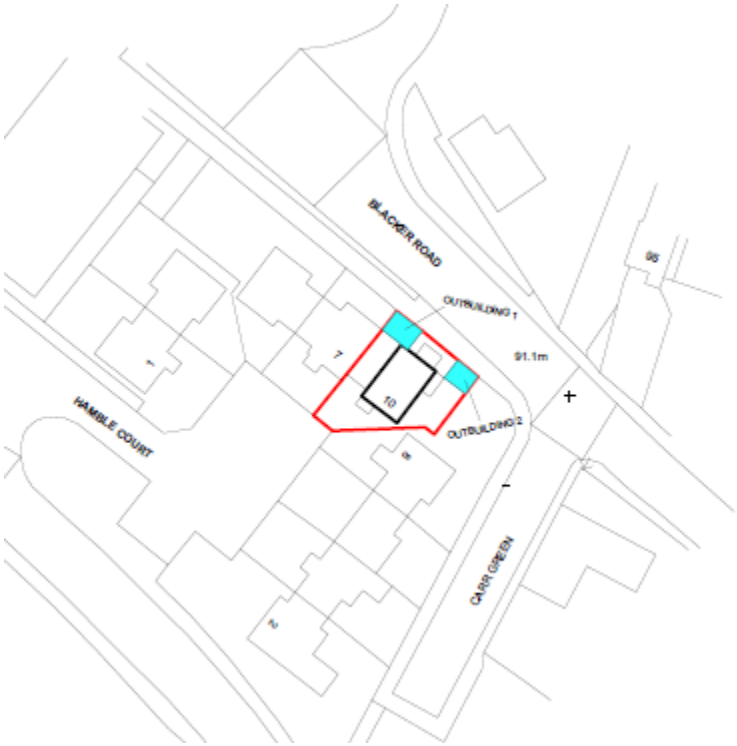
The application property is a two storey brick built linked detached. The property occupies a corner plot within Hamble Court, its rear elevation is presented to Blacker Road.

The property is of a brick construction with a Double Roman concrete roof tile. The property has been extended with single storey extension to the side and rear providing additional living accommodation. There is a projecting front porch which opens onto a block paved private driveway.

Hamble Court was constructed in the early 1990's, it is wholly residential in character, it supports 9 properties including linked and semi-detached dwellings, these are set around a central court. All properties have a dual pitched roof, in the applicant's case the roof slope is presented to the front and rear elevations, on other properties it is presented to their sides.

The rear elevation to Blacker Road is quite prominent owing to the property's shallow rear garden. Blacker Road is much more varied in character, there is a range of property types spanning many ages. Roof lines &pitches, building heights, building lines and materials are much more varied which gives interest.

The property is not located within a Conservation Area, listed or within the setting of a Listed Building. To the northwest of the site is Mapplewell local centre which is distinctly commercial in character.



3.0 Proposal

The application seeks planning permission to raise the property's roof height by 1.2 m increasing he roof pitch from 23˚ to 42˚, the existing eaves height would be retained at their present height. The alterations would facilitate an en suite bedroom. The accommodation would be served with 3 velux roof lights, 2 placed on the front elevation and a one on the rear.

The accommodation is required to meet the applicants growing family requirements.

4.0 Planning History

B/03/0957/DT - Erection of 2 storey side extension - Refused 29/07/2003

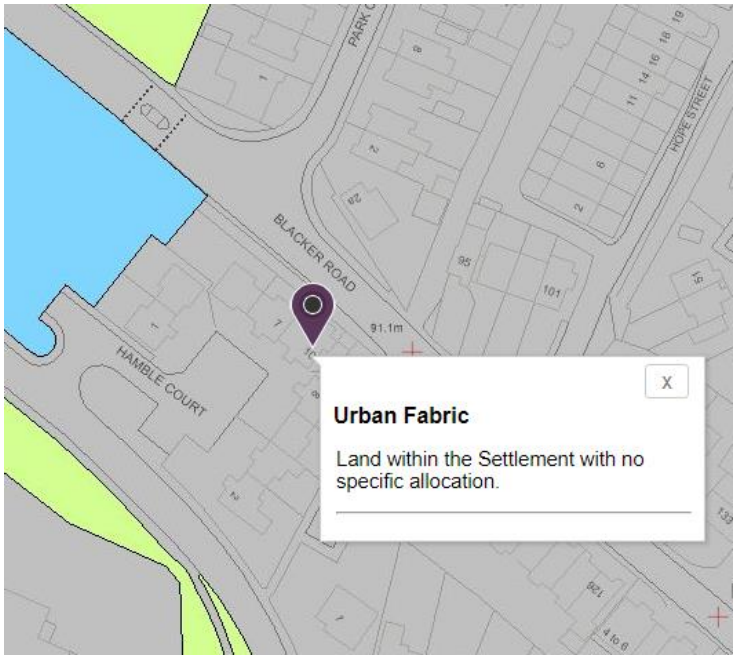
2008/0930 - Erection of a single storey rear and side extension to dwelling - Refused 23/07/2008

2019/ENQ/00169 – The Council responded to a pre application enquiry submitted in relation to the current proposals for the addition of accommodation within the roof space. It was acknowledged that there would be some impact on the street scene, it was advised that materials and roof pitch should follow that of neighbouring properties. The applicant was advised to submit a planning application.

5.0 Planning Policy

The development plan comprises of the Barnsley Local Plan adopted January 2019. The property is located within an area that is allocated as Urban Fabric.

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The Local Plan identifies that Policy GD1 will be the starting point for making decisions on all areas of the Policies Map identified as Urban Fabric.

Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land.
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land.
- They include landscaping to provide a high-quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect, and improve the character of the local landscape.
- Any adverse impact on the environment, natural resources, waste, and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas.
- Any drains, culverts and other surface water bodies that may cross the site are considered.
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside.
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

D1 – High Quality Design and Place Making

Design Principles

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands, and other natural features.

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- Views and vistas to key buildings, landmarks, skylines, and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe, and sustainable environment.
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages, and Conservation Areas.
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness.
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces.
- Provide clear and obvious connections to the surrounding street and pedestrian network.
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances.
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists.
- Create clear distinctions between public and private spaces; Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours, and details.
- Make the best use of high-quality materials; Include a comprehensive and high-quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

Supplementary Planning Documents Supplementary Planning Document (SPD) - House Extensions 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.

There is no explicit reference within the SPD relevant to increasing the roof height on an existing property. Generally, guidance is provided relevant to design and context where it advises that.

'The roof, style, pitch and detailing should match those of the existing dwelling, particularly where the extension will be prominent within the street scene or extend on parallel lines at a smaller scale'.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) came into force on 27 March 2012 and has been revised on several occasions the most recent being in July 2021. It is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, and the policies, taken as a whole, constitute the Government's view on what sustainable development in England means in practice for the planning system.

There are three dimensions to sustainable development, which include an economic role (contributing to building a strong, responsive, and competitive economy), a social role (providing the supply of housing

required to meet the needs of present and future generations) and an environmental role (which includes minimising waste and pollution).

Permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraph 120 (e) is of notable relevance, it identifies that decisions should; In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.

General Permitted Development Order

Since 2020 explicit Permitted Development rights relevant to extending the height of a property have been introduced to owners of residential dwellings.

The ability to increase he ridge height of a property is embedded in planning legislation. Part 1 of Schedule 2 Class AA - Enlargement of a dwellinghouse by construction of additional storeys (subject to prior approval).

Permitted development
AA. The enlargement of a dwellinghouse consisting of the construction of—
(a)up to two additional storeys, where the existing dwellinghouse consists of two or more storeys or

(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

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6.0 The Existing Property





7.0 Local Design Precedents

Images taken from Google Street view showing variation of house types and roof styles/heights.



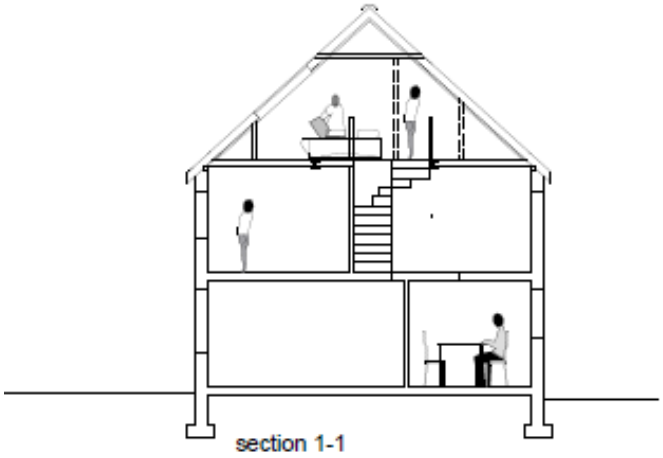




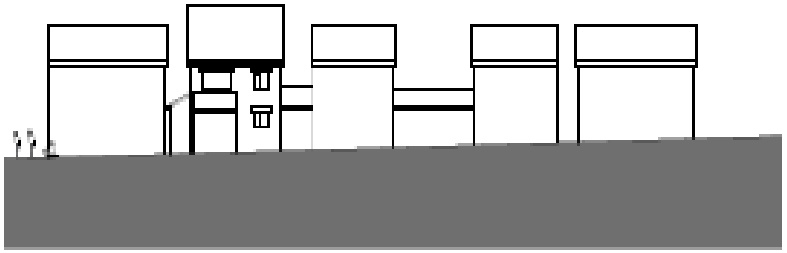


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8.0 Plans



Blacker Road street scene section:



9.0 Assessment

Prior to the submission of the application the applicant engaged in pre application discussions with the Local Planning Authority, and it was advised to submit a planning application.

This statement is prepared to provide a justification as to why planning approval should be granted for the applicant's proposals.

Principle:
The property allocated as Urban Fabric in the adopted 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.

In the applicant's circumstances the proposals provide the most practical and cost-effective way of extending their property to address family requirements. The only other feasible way of providing the necessary accommodation to meet these needs would be to extend at two storeys to either the side, or rear, a previous application to introduce a two-storey side extension at the property was refused, it is understood that there has been no change in circumstances that should change the LPA's opinion in this regard.

The proposal represents the most practical and affordable manner in which the applicant can address family needs. Extending above the existing ground floor extension minimises the extent of development significantly, in terms of a planning assessment weight should be given to the sustainable credentials of this as per the advice laid within the NPPF.

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Design:

The Council's adopted SPD gives no real direction to extensions which involve a raising of the property's ridge height, its focus is mainly relevant to roof dormer. a feature which is not proposed in this instance. In consideration of any domestic alterations the SPD advises that as a general rule alterations should compliment the original house and not adversely affect any adjacent property or the street scene. It is held that in the applicant's circumstances the proposals would represent an acceptable alteration which would not give rise to any design nor amenity concerns.

A point to be emphasised in consideration of the application is that National planning policy is clearly aligned to permitting the extension and alteration of existing dwellings to meet homeowner's requirements.

Paragraph 120 (criteria E) of the Planning Framework identifies that planning decisions should; ' support opportunities to use the airspace above existing residential and commercial premises.' Whilst it could be argued that this applies exclusively to the introduction of 'new' dwellings and not extensions to existing ones it is nonetheless considered to carry resonance to the proposals.

Further to the guidance within the NPPF 2020 amendments to the Permitted Development rights under Part 1 (class AA) of Schedule 2 of the GPDO is significant to the consideration of the planning application, whilst the exercising of these rights is subject to a prior approval procedure, it clearly establishes that the principle should otherwise be supported. Through these extended Permitted Development rights it is clear that the Government is committed to affording residents with greater flexibility to extend their homes in a vertical manner.

In considering the merits of the proposals presented, it is of note that the site is not within a Conservation Area nor is it subject to any Article 4 directions which would dictate more stringent criteria to be applied relevant to proposals for an extension. Also, as demonstrated by the imagery presented there is clearly a variation of house styles and heights within the immediate locality. This mixture of house types leads to a variation in roof heights and roofscapes along the highway (Blacker Road), the residential environment has not suffered by these differences, rather the variance provides interest to the general character and also makes it more susceptible to further changes.

Whilst the ridge height of properties within Hamble Court is relatively uniformed it does not mean that it is not susceptible to change. The application seeks to raise the roof height by a modest 1.2m, in the context of the potential 2 storeys allowed by the extended permitted development rights this is not significant. In terms of the street scene, the fact that the property is detached should be viewed as favourable to the consideration of the application, also the fact that the eaves height would be retained, along with the alignment of the roof's apex, means that the property, as extended, can continue to marry with that of neighbouring properties is a crucial factor to the acceptance of the proposal and its ability to assimilate successfully into the street scene.

In a similar manner, whilst the roof pitch would be increased, the relationship of the applicant property to its neighbours dictate that this would not appear overly prominent as per the submitted street scene view. There are also many precedents of varied roof pitches and alignments, not just within the immediate locality but across Barnsley Borough as a whole.

The extended property would maintain a wholly domestic appearance, by virtue of this it would not be incongruous to its environment.

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Weight should be given to the established precedents within the locality, particularly Blacker Road which is the main public vista from which the property is seen. The location comprises of varied house types and roofscapes.

Whilst the roof alteration would be an isolated example within Hamble Court it would not be untypical to that of a modern housing estate. The alterations to the roof would successfully assimilate into the fabric of the host dwelling through the use of identical materials and its fenestration (roof light) arrangement.

With the above in mind, it would be wholly unreasonable to suggest that the alterations to the roof would be unacceptable, solely on grounds that it would be marginally taller than other properties within Hamble Court. The housing estate is not within a Conservation Area which should be subject to more stringent controls over design. Crucially the design of the extension is wholly domestic in appearance with materials that would match those as existing in compliance with Local Plan Policy D1, GD1 and the objectives of the adopted SPD.

Amenity:

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook.

The roof would retain its current alignment with the ridge running along an east to west axis. There would be no overshadowing to neighbouring properties and the inclusion of roof lights above dormers dictates that there would be no material increase in overlooking to neighbouring properties. The impact with regard to neighbour's amenity is considered to be acceptable.

9.0 Conclusion

Proposals to extend residential properties located within the Urban Fabric of the Borough are acceptable in principle.

In considering the merits of the proposals it is concluded that the relationship to the street scene and neighbouring properties would be acceptable. The detached nature of the property is significant to the acceptance of the proposals. The wider street scene is sufficiently varied to be able to accommodate the proposals without any detriment to local character or public amenity. The design which is practical to the constraints of the dwelling giving it an appearance which is accepting. Whilst the property may stand marginally larger than its direct neighbours this would not result in harm to their setting or the amenity of their occupants.

In assessing the proposals, it is also asked that the LPA give consideration to the applicant's circumstances. The demands of the applicant's family and home working arrangements require a need for additional accommodation. The roof alterations present the most practical and cost-effective way of extending their property to address these family requirements. The extension would allow them to continue to reside at the property within the community which the family has established ties to.

It is considered that the proposal conforms with the NPPF's principles on sustainable development and BMBC's Local Plan requirements. In summary.

- The proposals would only add a modest variance to the established character. It is deemed that the extended building height is modest and aligns to design principles as per the requirements of the adopted SPD.

- The principle of enlarging properties by additional storeys (roof alterations) is firmly established under the amendments to Part 1 of Schedule 2 of the GPDO (2020) this is highly relevant to the acceptance of the proposals.
- The property is not in a Conservation Area or subject to an Article 4 Direction.
- The character of the locality is varied with house types of differing designs and scales which sit in harmony alongside one another, the proposals would not be substantially different to the established character of the locality particularly properties along Blacker Road from which main views of the property are taken.
- The detached nature of the property allows for greater flexibility to accommodate the extension as per the requirements of the LPA's adopted SPD.
- The identified materials, eaves height and ridge alignment would successfully harmonise with neighbouring properties in Hamble Court.
- The proposals preserve the character and appearance of the host dwelling and surrounding area in compliance with Local Plan policy D1 and the objectives of the SPD.

It is held that the design, scale, and appearance of the extension would be acceptable and not harm the character of the street scene, resident's amenity or interfere with highway safety. Accordingly, it should be viewed that the proposals are in accordance with Local Plan Policies D1, GD1 and the adopted SPD 'House Extensions'.

Therefore, in accordance with the NPPF, in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits of the development, it is hoped that the Local Planning authority support Mr Beasley's application.