
2022/0381

Ms Lauren John

Upward extension of roof size and height involving the provision of new gable ends, front and rear dormers and new pitched roof above existing flat roof two storey extension to the rear (Amended plans compared with planning permission 2020/1368)

63 Granville Street, Old Town, Barnsley, S75 2TQ

Site Location & Description

The application relates to a two-storey modern detached dwelling located on the Northern side of Granville Street. The property is of a red brick construction, with a front hipped and gabled rear roof pitch. To the rear is a two-storey flat roofed extension and garden/yard area which backs onto a private access.

The street scene is mixed, characterised predominantly by terraced dwellings however, there are more modern semi and detached properties that are reflective of changing architectural styles. Flat roofed front dormers are also present on several properties among Granville Street.





Proposed Development

The application is a resubmission of 2020/1368 which had the following description of the development:

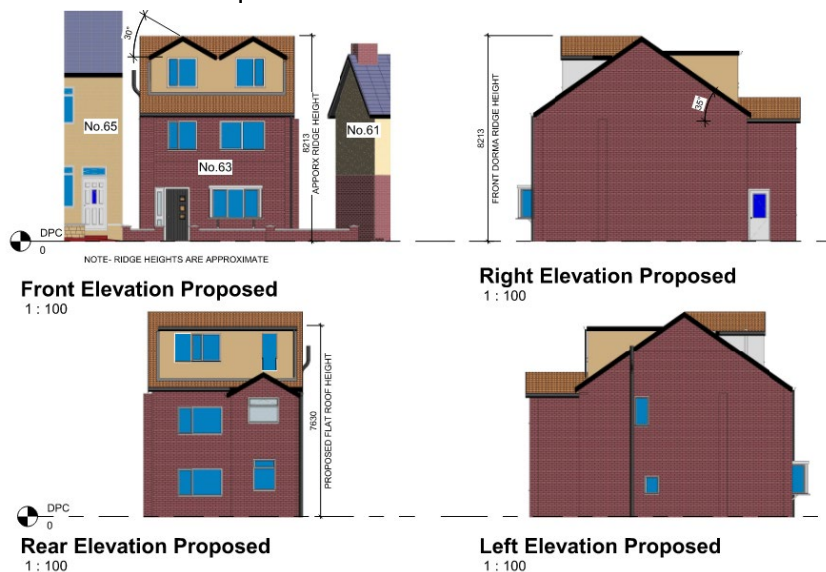
The applicant is seeking permission for the alteration of the roof pitch, changing from hipped to gabled, and the erection of dormer windows to the front and rear of the dwelling.

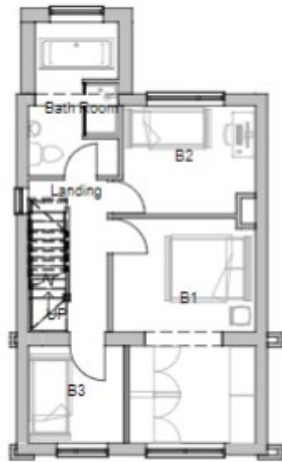
The roof height will change from 6.5m to 8.2m and the pitch changed from a mixed hipped/gable to gabled.

The rear dormer features a flat roof with a length of 5.5m, a height of 2.15m and a depth of 2.9m

The front dormer will have a pitched roof and measures 2.78m (L) by 2.75m (W) by 2.05m (H). Materials of brick, concrete tiles and larch cladding are proposed.

The application seeks to make minor amendments to the proposal including the enlargement of the bedroom window and bathroom window on the rear dormer, with the above description remaining accurate. The external materials have also been confirmed to be Marley Grey tiles for the front dormer and Marley Grey cladding for the rear dormer. The external materials details were required under condition 3 of 2020/1368.





First Floor Plan Proposed
1 : 100



Attic Floor Plan Proposed
1 : 100

Relevant Planning History

2020/1368 - Upward extension of roof size and height involving the provision of new gable ends, front and rear dormers and new pitched roof above existing flat roof two storey extension to the rear (Approved with conditions)

Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should 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.

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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan (adopted January 2019), alongside the Joint Waste Plan and relevant neighbourhood plans, form the statutory development plan for Barnsley. It establishes policies and proposals for the development and use of land up to the year 2033 and will be used when considering planning applications and to coordinate investment decisions that affect the towns, villages and countryside of Barnsley. The Local Plan supersedes the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan

In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - 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 should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbour notification letters were sent to neighbouring properties; one comment was received from a resident which did not object to the proposed development but requested further information in regard to the parking or construction vehicles and construction times/dates. The resident mentioned that there is a lack of off-street parking on the street and in the area and tensions occasionally arise when residents return home from work.

Assessment

Principle of Development

The site falls within the urban fabric which has no specific land allocation; however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

The proposed development is a resubmission of a previous application (2020/1268) with the only noticeable change being the addition of a Juliet balcony to the rear elevation of the master bedroom and the introduction of a fully opening window. However, it does not change the character of the development and the principle of development is still considered to be acceptable. Nonetheless, given this is a resubmission, the application will be assessed against relevant planning policies.

Residential Amenity

The proposed build remains unchanged from the previous application, with the following paragraphs taken from the previous report (2020/1368):

SPD – House Extensions states that extensions and roof alterations should be designed so that they do not result in significant overlooking of habitable room windows to nearby houses.

The site sits between two dwelling on Granville Street, with a flat roof two-storey rear extension abutting the boundary with the property to the West. The proposed dormer extending above this extension would have resulted in effectively a three-storey extension and would have likely being significantly overbearing on the private amenity space to the rear of the adjacent dwelling.

Amending the proposal so that the rear dormer does not project above the existing two-storey extension ensures that the alterations stay within the existing building line and reduces the potential overbearing impact on the dwelling to the West. Furthermore, the amended dormer would sit within the existing roof plane and is not built off external walls, in compliance with SPD guidance. Furthermore, reducing the projection of the dormer maintain appropriate separation with the bungalow to the North – 10m to the rear boundary and 23m to the rear elevation. Habitable room windows at the second floor and above should be a minimum of 24m to nearby habitable room windows so the window falls just short of this by a metre. However, this is not considered to be a significant shortfall. There are also neighbouring rear dormers which do not meet this separation distance. It is therefore not considered that overlooking is a significant issue.

A distance of approx. 13m is maintained between the site front elevation of the dwellings on the opposite side of Granville Street. Given that the distance is across a highway, it is considered that amenity levels afforded to both properties will be maintained to a reasonable degree.

As such, the amended proposal is considered unlikely to result in level of overshadowing or overbearing that would be significantly detrimental to the amenity of the adjacent dwelling

As the number of rooms is increasing, there is potential for the dwelling to be converted to separate HMO's of up to six people without planning permission. In order to protect the availability of larger dwellings and ensure proper space standards are maintained, PD rights for changes of use will be removed.

The addition of 2 larger windows on the rear dormer potentially leads to a greater overlooking impact to the properties to the rear and at either side. However, the separation distances outlined above are remaining unchanged. The larger bedroom window on the rear roof slope matches that on the existing rear elevation and is considered to lead to a marginal increase in overlooking to the properties at the rear compared to the existing. The applicant has indicated that the main reasoning for the change is to allow for greater ventilation into the newly formed second floor bedroom, rather than for outlook. The enlarged bathroom window is untypically sized for non-habitable rooms but will be obscure glazed and in the opinion of the Local Authority, will not lead to a significant increase in the amount of overlooking to neighbouring properties. Additionally, to the immediate rear of the site, situated between the applicant's property and the neighbouring bungalows to the North (nos. 11 and 12 Greenfoot Close), is a shared alleyway. The site visit showed that the rear garden areas no. 12 is not particularly private with the alleyway providing a natural shared buffer between the two areas with unobstructed views into this neighbourn garden. As such, the enlarged window will largely look onto the shared alleyway alongside the rear garden area of the bungalows which is not private. Further, there is also a large mature tree located in the rear garden of no. 11 Greenfoot Close providing further screening. There are also other dormers on the rear roof slope of neighbouring properties such as the properties to the West (nos. 67-71 Granville Street) with a similar separation distance in relation to boundary lines and neighbouring habitable rooms. All in all, it is considered that the enlarged window does not significantly change the previous decision/proposal and will have a very similar relationship to both the existing relationship – as shown on the site visit – and the extant approval.



Whilst it is appreciated that the enlarged window will likely lead to a marginal increase in the overlooking impact on neighbouring properties, the relationship has been established by the previous approval and the increase impact compared to 2020/1368 is not considered significant enough to warrant a refusal on the application.

Visual Amenity

The design and overall appearance of the development has largely remained unchanged since the previous application (2020/1368) with the following paragraphs enclosed within the associated report:

The dwelling in its current form is a bit anomalous in the street scene, being detached with a hipped roof compared to semi-detached and terraced gable roofed properties. The immediate area has a variety in property design, and a mix of older and more contemporary dwellings, with a juxtaposition of differing height dwellings within close proximity. The change in roof pitch is more reflective of the development pattern and remains proportionate to the existing dwelling, not resulting in a top-heavy appearance which can happen when the height and pitch is changed.

The increase in roof height – approx. 1.7m – will not detrimentally affect either the host property or street scene. It is higher than the dwelling to East but lower than that of the property to the West, and so a consistent step in building height is maintained. Several properties along Granville Street have existing front dormer windows, with a mixture of flat and pitched roof and variances in their material construction. The proposed front dormers are dual pitched and set within the roof plane; reflective of and proportionate to the existing dwelling. Although different materials are proposed, the surrounding area accommodates a varied palette with brick, stone, render and cladding all within the immediate vicinity. The front dormers are not excessive in size and sit within the roof plane. As such, their impact on the visual character of the area will not be significantly detrimental and won't detract from the overall appearance of the main dwelling.

The alteration to the development includes the enlargement of the two windows (bathroom and bedroom) located on the rear dormer. The bedroom window is enlarged to match the 2 x existing windows on the rear elevation at ground and first floor, and the bathroom is amended to a vertically emphasised with an opening, obscure glazed window. As stated, the dormer window is to match the existing windows on the rear and does not appear to be excessively sized in comparison and does not dominate the face of the dormer. The bathroom window is larger than a typical non-habitable room window but again this is not considered to be excessive as viewed on the rear roof slope.

A condition was attached to the previous permission/extant approval which required the applicant to submit samples of the external materials or further information. The applicant has submitted the discharge of conditions application and supplied this information and clearly the addition of this condition a second time is not necessary. The applicant has confirmed that the development will be constructed/finished using the following external materials:

Bricks – To match existing

Roof – Marley Grey roof tiles

Dormers – Matching roof tiles (Marley Grey) to the front dormer and Marley Weatherboard cladding in Slate Grey to the rear dormer

Windows - To match existing

The above external materials are in line with the guidance in the SPD regarding dormers which states that roofing materials for dormers should match the main roofing material and cladding to the front should be minimised. The existing roof is being re-tiled with new grey tiles with the front dormer to match. It should be noted that the drawings provided are indicative in terms of materials and the above will be covered under a planning condition.

The external materials are considered to be acceptable in this area which features diversity in terms of external materials with several dormers with varying finishing and the overall design of the development has been approved during the previous application. On balance, the resultant property would not appear an alien feature on an already diverse street scene, as such; visual amenity would be maintained to a reasonable degree, in accordance with Local Plan Policy D1.

Highway Safety

There is no off-street parking on Granville Street and whilst the proposed development increases the bedroom number from 3 to 4, this alone does not constitute additional parking spaces to be formed on site. In terms of parking provision/impact on highways, the scheme is no different to the extant approval (2020/1368) and it would be unreasonable for the Council to raise concern with parking provision at this stage.

Other Matters

The previous application required a discharge of conditions application to submit and approve the external materials. The applicant did indeed submit the discharge of conditions application (ref. 2022/0341), but this was somewhat unnecessary given that this resubmission would effectively replace the extant approval given the minor alterations. As covered above, the applicant submitted materials details throughout the course of this application and a more suitable condition will be added to the decision notice. 2022/0341 will be closed down after the decision has been made on this application.

Recommendation

Approve with conditions