

2021/0902

Mr and Mrs Roberts

47 Bence Lane, Darton, Barnsley, S75 5PD

Raising of roof and dormer extensions

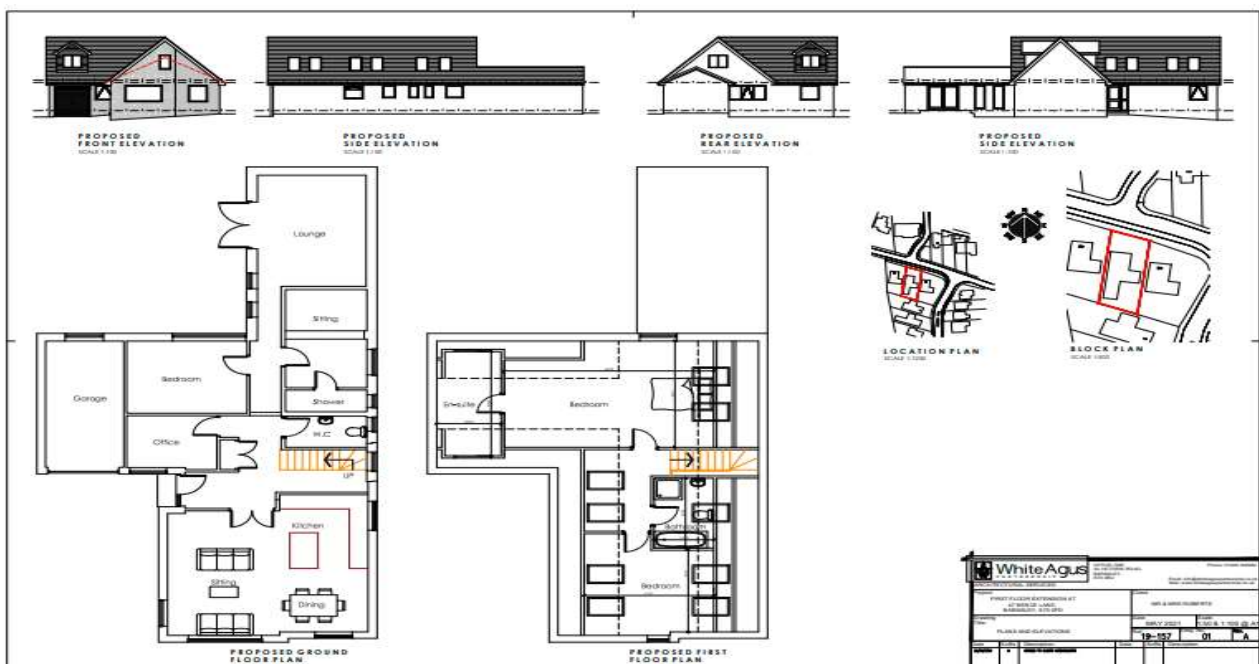
Site Description

The dwelling is a detached bungalow located in Darton, constructed of buff brick with additional stone on the front. Bence Lane has a consistent street scene with the dwelling surrounded by two almost identical properties. This pattern of development continues onto Chedworth Close with the west side of that street also featuring the same type of bungalow. The dwelling has a small garden to the front and a driveway and an integral garage to the side. To the rear is an existing extension.



Proposed Development

The applicant is seeking approval for the raising of the dwelling's roof and two dormer extensions, one to the front and one to the rear of the dwelling. The proposal will increase the ridge height of the roof by 1.73 meters to facilitate the creation of habitable rooms in the roof space. The materials used will be matching brickwork and roof tiles to the existing dwelling.



Planning History

2007/1367 – Erection of single storey rear extension

A pre-application was submitted in 2020 and it was stated in response that an application to raise the roof height would be harmful to the street scene and likely that the LPA would find any application for this development unfavourable. It is noted the proposal then also included render.

Policy Context

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

The Local Authority (LPA) has also adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan Allocation – Urban Fabric

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

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the Planning Inspector following the examination process.

This means that it now takes on full weight for the decision-making process as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in 2000) and the Core Strategy (adopted in 2011). 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***
- ***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. Where a Local Plan is absent 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. This is assessed against the policies in the NPPF as a whole; or where specific policies in the NPPF indicate development should be restricted or 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

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following points;

- The proposal will block light from entering neighbouring properties
- The proposal will not be in keeping with the design of neighbouring properties

Assessment

Principle of development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

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 main issue for this application is the impact of the proposal upon the street scene (Bence Lane) and visual amenities of the surrounding area. It is considered that the scale of the raised roof, with its significantly raised ridge coupled with the addition of the front dormer window, would appear overly dominant and of a significantly increased height than the other bungalows in the street scene, particularly in relation to the two neighbouring dwellings.

The proposal would create an anomaly in the street scene especially as it is the middle bungalow in a run of three bungalows on Bence Lane, hence creating a focal point and dominant feature within the street scene. The proposal results in an unsympathetic design that does not reflect the development pattern of the area as dormer windows are not present on any front elevations in view of the host dwelling.

Front dormer windows are present at 48a & 50 Bence Lane, however these dwellings are set back further from the highway than 47 Bence Lane, are individually designed dwellings and are screened from the view of the street scene. The only dormer visible from the highway is at 48a and only from the viewpoint looking up the dwelling's driveway not the entire street as would be the case with a front dormer at No. 47 which would be more prominent and intrusive.

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 will match the existing dwelling, however that does not negate the impact the proposal would have on the street scene. Dormers to rear elevations normally do not require planning permission. However, these form part of an application to raise the level of the roofline. The applicant could choose to insert a rear dormer window using Permitted Development rights.

Overall, the proposed development would result in a dwelling that is excessive in scale in relation to the adjacent dwellings. Raising the ridge height to such a degree, creates a dominant and incongruous feature that is out of context with the surrounding street scene, presenting an unsympathetic juxtaposition of the host property and surrounding area.

The proposed development is therefore considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered unacceptable in terms of visual amenity.

Residential Amenity

The proposed increase in ridge height will result in an increase in levels of overshadowing onto the neighbouring dwellings; however, it is unlikely to be significantly detrimental. It is considered that there would be no significantly detrimental impact caused by the proposal on the grounds of residential amenity. The enlarged part of the dwelling would be approximately 12 meters away from the dwelling to the rear (2 Chedoworth Close).

Highway Safety

There will be no impact upon highway safety. The proposal increases the number of bedrooms in the dwelling to three therefore, the recommended off-street parking is two spaces. The dwelling has an integral garage and driveway therefore two off street spaces will be retained.

Conclusion

Overall, the proposal would result in a dwelling that is excessive in scale and massing in relation to the adjacent dwellings. Raising the ridge height and the addition of a front dormer window would create a dominant and incongruous feature that is out of context with the surrounding street scene, presenting an unsympathetic juxtaposition of the host property and surrounding area.

Recommendation

Refuse