2021/1163

Mr P Meegan

Increase in roof height to enable loft conversion, the installation of rear dormer windows, the erection of single storey and 1 ½ storey front extensions and the erection of detached garage to dwelling

11 Station Road, Lundwood, Barnsley, S71 5LA

Site Location & Description

The property is located within a predominantly residential area and within an extensive plot; the street is characterised by a mix of housing types with the immediate vicinity being single storey dwellings.
The dwelling is question is a single storey detached property located at the end of a row of detached bungalows, adjacent to a two storey dwelling.
The other detached bungalows have the gable fronting the highway whereas the application property has its roof slope fronting the highway; the only dwelling of this design within the row.







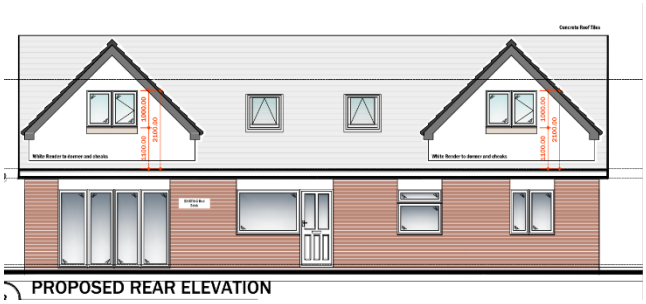
Proposed Development

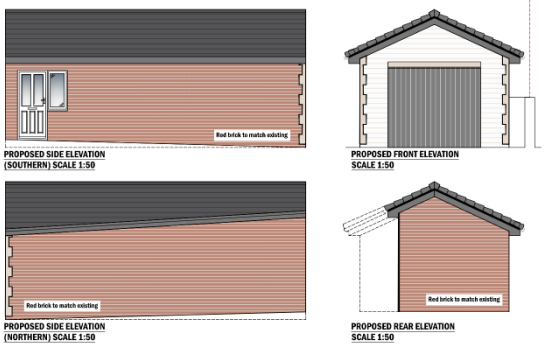
The applicant seeks permission to increase the ridge height of the dwelling with the erection of two 1 ½ storey front extensions to utilise the roof space, the installation of 2no rear dormer windows and the erection of a detached garage.

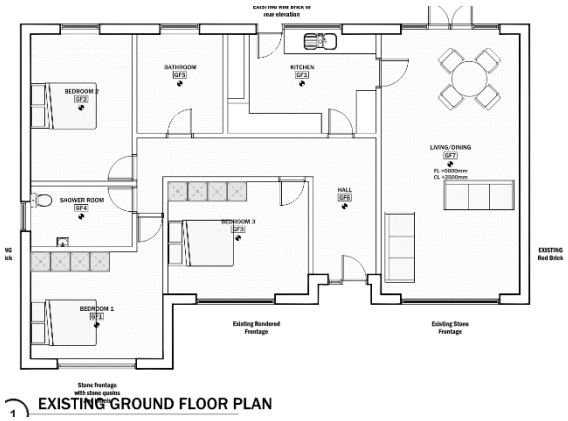
The height of the ridge is to increase from 4.7m to 6.5m, an increase in 1.8m.
The front extension is to project forward between 1.6m and 1.9m to mirror the existing forward projection to the left hand side of the front elevation.

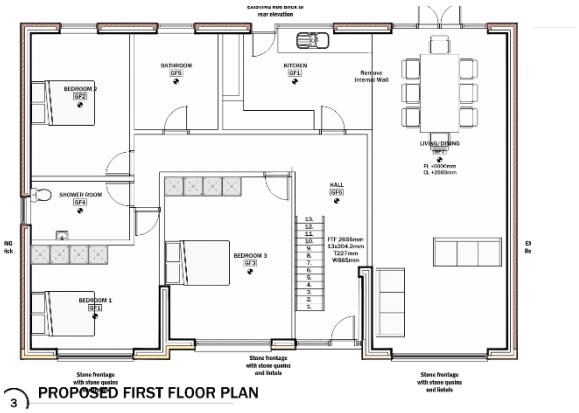
The 1 ½ storey extensions are proposed to create a gable feature to either side of the front elevation to utilise the roof space and give head room rather than installing front dormer windows. 2no pitched roof dormer windows are proposed on the rear elevation.
The garage is to measure 4.5m by 9m with a height of 2.5m to the eaves and 4.1m to the ridge.











Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development
Policy D1 High Quality Design and Place Making
Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

None

Representations

Neighbour notification letters were sent to surrounding properties, with the addition of a re-consultation due to the submission of amended plans; no comments have been received.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation, however 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 on highway safety

Residential Amenity

The proposed front extensions and increase in roof height are not considered to give rise to an increase in overshadowing or reduce outlook, with suitable separation distance between the habitable room windows on the application property and those on the opposing property being maintained.

The dormer windows which are located on the rear elevation are situated in excess of 10m from the rear boundary with another residential property and in excess of 21m between habitable room windows, and as such it is considered their inclusion would not lead to an increase on overlooking.

The detached garage is to be located adjacent to the north eastern side boundary of the property with 13 Station Road.

The garage could result in some overshadowing due to its location in relation to the path of the sun, however, any overshadowing would occur over the front driveway and parking area associated with 13 Station Road and not its private amenity space.

It is therefore considered that the proposed increase in roof height, the proposed front extension, the rear dormer windows and the detached garage would not increase levels of overshadowing, overlooking or reduce levels of outlook to an unreasonable degree and are considered acceptable and in compliance with Local Plan Policy GD1.

Visual Amenity

As mentioned previously the plans have been amended during the determination of this application. The original plans included 2no front dormer windows which were considered unacceptable due to their horizontal emphasis and that there are no front dormer windows within the street scene.

The dwelling is located adjacent to a two storey dwelling and as such it is considered that the raising of the roof by 1.8m would not result in an alien feature within the street scene given the dwelling is located between a gable fronted bungalow and a two storey dwelling.

Whilst the inclusion of dormer windows was not considered appropriate, the design of the gable projections replicates the gable frontage of the single storey dwelling and adjacent two storey dwelling and therefore would not be out of character with the area.

It is proposed to construct the front elevation from stone with stone quoins, with the rear elevation to remain as existing, red brick.
The garage is to be constructed from red brick to the side and rear elevations and from stone with stone quoins to the front to replicate the main dwelling.

The two rear dormers are designed with a pitched roof and have a vertical emphasis, the dormer roof slope is to be tiled to match the main dwelling, with the rear dormer cheek to be rendered. It is usually requested that the dormer windows are constructed from materials which match the existing, however, the window is located on the rear elevation, not highly visible from public vantage points and the materials provide a modern contrast to the roof materials.

It is therefore considered that the proposed extensions and alterations are acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

Highway safety

The proposal does not result in the loss of off street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety

Recommendation

Approve with conditions