

# Householder Proforma

**Application Ref:**

2021/1626

**Address:**

74 Clough Road, Hoyland, Barnsley, S74 9DZ

**Neighbour Representations:**

No

## Property Description:

The applicant's property is a detached red brick dwelling located on Clough Road in Hoyland. The property has an existing two storey side/front extension with an integral garage and benefits from a hard surfaced parking area to the front of the property with a grassed garden at the rear which is at a lower ground level. A knee-height red brick wall bounds the front parking area with a small strip of grass between the wall and the pavement.

The house is located on a short cul-de-sac which branches off the main part of Clough Road, which itself is a longer cul-de-sac with a pedestrian footway connecting the South end of Clough Road and the dwellings to the South on Shaftesbury Drive and Springwood Road. The surrounding street scene of Clough Road is largely comprised entirely of residential dwellings with the most common dwelling type being semi-detached but there is some variety with dwelling types, sizes and external materials.



# Householder Proforma

## Proposed Extension:

The applicant is seeking approval for the installation of a flat roofed dormer on the rear roof slope of the dwelling and several external alterations to the existing dwelling. The dormer will be finished in grey composite cladding.

The proposed dormer has the following dimensions:

2.35m (H)

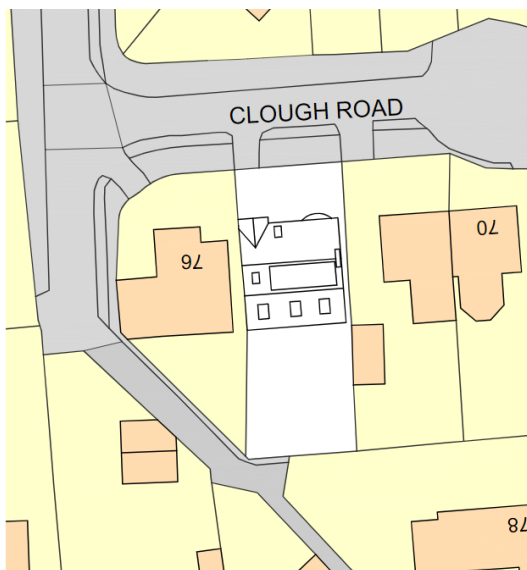
8.05m (W)

2.7m (D)

Total volume – 25.54 cubic metres

The other external alterations to the dwelling are in relation to the following:

1. Re-roofing the existing dwelling (including the rear extension) with grey concrete roof tiles
2. Replacing 2 x windows on the front elevation with a larger window located in the middle of the frontage
3. Replacing several windows and a patio door on the rear elevation with a new patio door serving the workspace and a bi-folding door serving the kitchen/dining room
4. Addition of 3 x roof lights located on the rear roof slope of the existing single storey rear extension.



**UDP Designation:**

Housing Policy

**Local Plan Designation:**

Urban Fabric

# Householder Proforma

**Conservation Area:** No

**Relevant History:**

B/03/0237/HN – Erection of side first storey and rear single storey extensions to dwelling (Approved)

**Acceptable in Principle:** Yes

Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	No
2. Flat roof dormer on rear roof slope?	<p>Yes (The dormer has a flat roof which is generally seen as an inferior roof type/style. This is referenced in the SPD for House Extensions which states that such dormers should not be located on a principle elevation or visible side elevations which is not the case here. There is a footpath nearby running past the rear of the dwelling and there will be some fleeting views into the site/onto the dormer, but these will be limited. The site is located at the head of a cul-de-sac and is not in a prominent or highly visible location. Additionally, flat roofed dormers are generally permitted development on rear roof slopes.</p> <p>For the reason, the LPA considers that the dormer will have a very limited impact on the character of the dwelling or the street scene as a whole and is considered to be acceptable on this roof slope and this dwelling, which is not in a visible or prominent location.)</p>
3. Dormers in street scene & similar style?	<p>Yes (on approach to the applicant's dwelling is a very visible flat roofed dormer located on the side elevation of no. 26 Clough Road. This is not the immediate vicinity of the applicant's property (around 130m to the North) but is prominent and easily visible on approach. That being said, this is clearly an historic addition to this dwelling and is visible on google street view images from 2009 with the latest planning history from this site being from 1988. As such, it predates current planning policy (set in 2019) and doesn't set a precedent for dormers to be located on the frontage or visible side elevations. There are no other visible dormers nearby.)</p>
4. Set below roof ridge?	Yes (by 0.3m)
5. Set in [ideally 0.5m] from both the eaves and gable edge?	Yes (minimum of 0.75m to nearest gable edge and 0.9m to the eaves)

## Householder Proforma

6. Set in 0.5m from party walls?	N/A (the dwelling is detached)
----------------------------------	--------------------------------

### Proposed alterations:

#### *Visual amenity:*

The proposed alterations to the dwelling include the re-roofing of the existing dwelling, including the single storey rear extension to the rear. The tiles will be entirely replaced by grey concrete ones. There is a wide variety of different roof materials nearby including the colour and the grey concrete tiles are considered an acceptable addition in terms of design and visual amenity.

Both the front and rear elevations of the dwelling will be altered in that the windows in that a larger replacement window will be added to the middle of the front elevation measuring 1.4m (width) x 1.7m (height) which will replace 2 x windows on the front elevation which currently serve the stairwell. The proposed window has been slightly reduced in size from 1.9m (width) x 2.2m (height) due to concerns that the initially proposed window unbalanced the frontage due to its large size. The alterations presents a better-balanced frontage with a more proportionate window located in the middle of the frontage. The proposed alterations to the front are considered acceptable.

The rear elevation includes the replacement of the door and windows on the existing with a patio door serving the workspace and a larger set of bi-folding doors serving the kitchen/dining area. There is also 3 x roof lights proposed to the rear roof slope of the extension. These are also similar in appearance to the existing and are borderline permitted development.

#### *Residential amenity:*

There are no residential amenity issues considered with the above changes to the roof, front elevation or rear elevation/extension.

### Recommendation:

**Approve** with conditions