2023/0092

Antony Skelton

426 Burton Road, Monk Bretton, Barnsley, S71 2QF

Conversion of bungalow into chalet bungalow involving increase in the height of the roof, new first floor windows to front and rear, new roof lights and dormer window to side

---

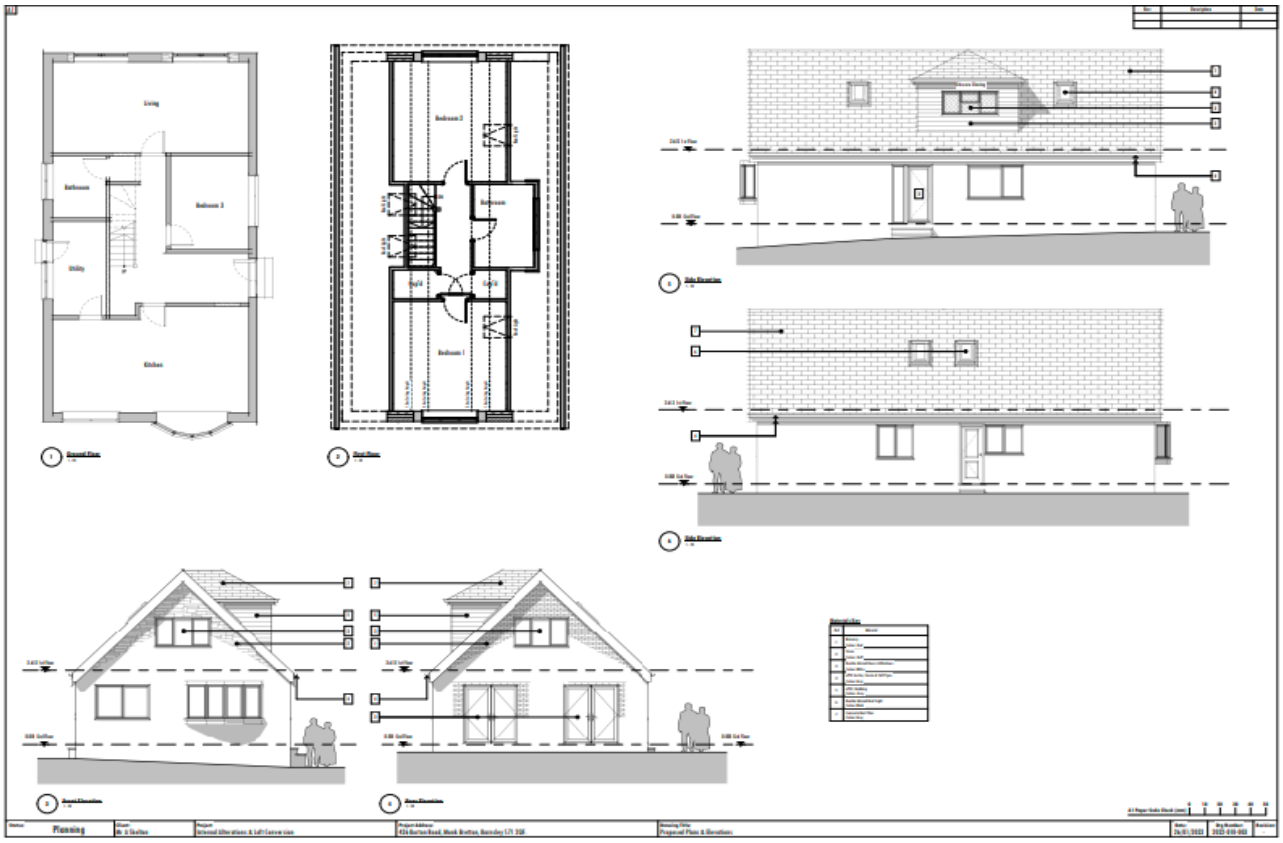
Site Description

The dwelling is a detached brick-built bungalow with a stone front elevation. The dwelling is located in Monk Bretton on Burton Road which has a mixed street scene featuring commercial as well as residential uses and a mix of dwelling types. The dwelling has a garden to the front and a driveway to the side leading to a detached garage.

Planning History

B/74/2110/BA - Erection of bungalow (Historic)

Proposed Development



The applicant is seeking approval for the conversion of a bungalow into a chalet bungalow involving the increase in the height of the roof, and the addition of new first floor windows to the front and rear and new roof lights and a dormer window to side. The eaves height of the dwelling will decrease 0.1 meters from 3.15 meters to 3.05 meters. The ridge height of the dwelling will increase 1.6 meters from 5.25 meters to 6.85 meters. The dormer window will project 1.75 meters from the side (northeast) elevation and has a width of 3.25 meters.

Policy Context

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 was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting on 24th November 2022.The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – Urban Fabric

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004).

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 – Development will be approved if 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 D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

<u>Supplementary Planning Document: House extensions and Other Domestic Alterations</u>

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; and
- 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.

<u>National Planning Policy Framework</u>

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. 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 and a site notice was posted in the vicinity of the site, no comments were 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 highway safety.

Visual Amenity

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 materials will match the existing dwelling with no changes proposed. The extension utilises a pitched roof in the same design as the existing dwellings pitched roof.

Furthermore, it is considered that the raising the roof of the property is acceptable and would not appear overly prominent within the street scene even though the dwelling will be increased in height from the existing. Also, two-storey dwellings are predominantly present on Burton Road. Due to the heights, materials and design of the dwellings within the street scene the proposed raising of the roof is not expected to look out of character nor be detrimental to visual amenity.

The SPD states that *"the design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building"*. There are no dormers evident within the immediate area, and on the existing dwelling. However, the addition of the dormer window is not considered detrimental to visual amenity. The dormer window will be largely screened from the street scene by the neighbouring dwelling (428 Burton Road). The proposed dormer window is set back from the eaves the gable ends by at least 0.5 meters.

The proposal partially conforms to the SPD in terms of its external materials, roof type, and dormer window inclusion however it will have little impact upon the character of the street scene due to the presence of two storey dwellings in the street scene and there being little uniformity. The proposed

development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

No objections were received from the neighbouring properties. Whilst the proposed upwards extension increases the size and scale of the dwelling, it would not cause significant harm in terms of overshadowing or being overbearing. This is because the two neighbouring properties are both two storey and set within the same building line. In terms of overlooking the proposed windows are reflective of their positioning on the dwelling as existing and therefore won't lead to a significant increase in overlooking. Also, the proposed roof lights proposed on the side elevations of the dwelling are small in scale and would not cause significant overlooking due to being on the roof slope. The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions