

2022/0325

Daniel Wells

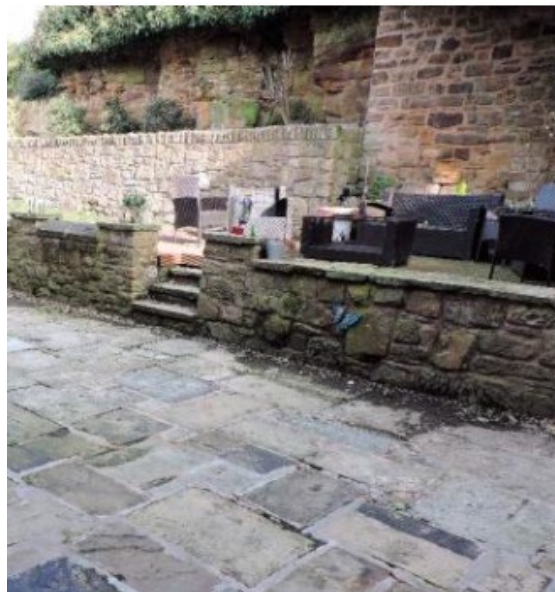
Increase in roof ridge height to enable loft conversion along with provision of associated rooflights on front facing roof plane and a dormer extension on the rear roof plane

Wentworth View, 57 Wentworth Road, Blacker Hill, Barnsley, S74 0RP

Site Description

The application relates to a detached, 2 storey, stone fronted dwelling located within a predominantly residential area. To the front of the dwelling is a block paved area for off street parking and the rear is an enclosed garden area.

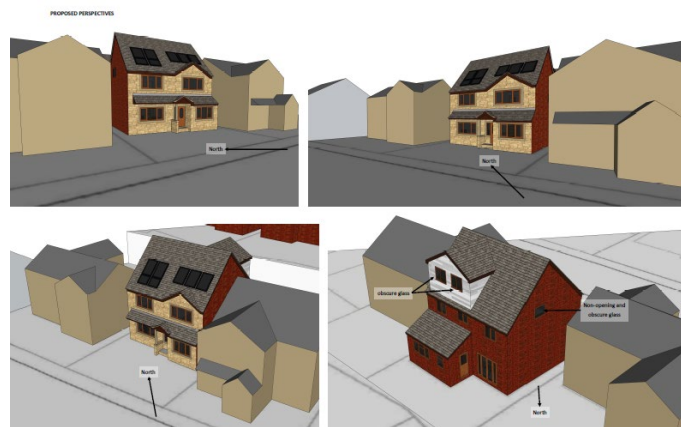
There are neighbouring detached 2 storey dwellings to both side boundaries. Beyond the rear boundary, built on a higher level, are relatively recently constructed detached dwellings on a former garage site. To the front of the dwelling, opposite Went Worth Road, are split level properties built on steeply sloping sites.



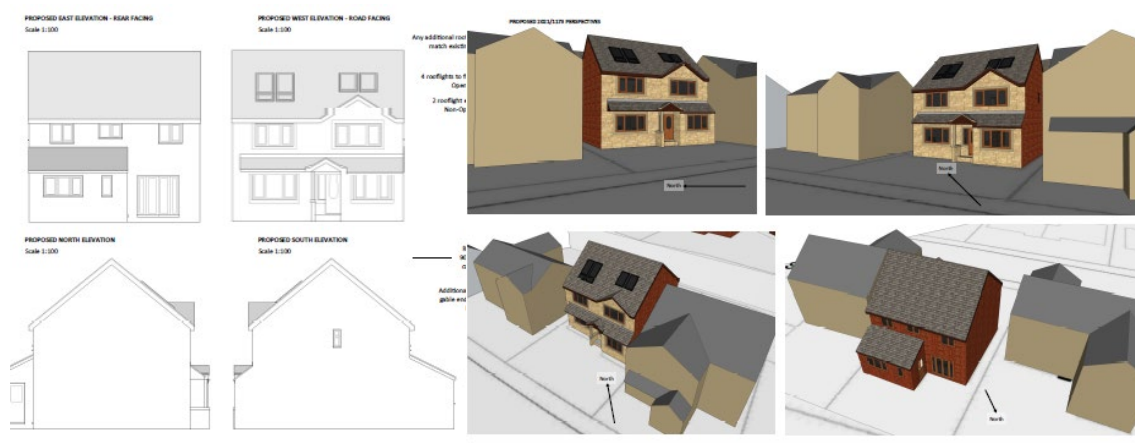
Site History

2021/1173 - Raising of roof height to enable loft conversion, dormer window extension to rear, provision of roof lights to front and new second floor window to side of dwelling – Refused for the following reason;

In the opinion of the Local Planning Authority the proposed increase in ridge height, along with the addition of rooflights, balcony windows and dormer, would be contrary to Local Plan Policy D1 'Design' and the Council's Supplementary Planning Document 'House Extensions and other Domestic Alterations' in that their size, prominence and design would be architecturally inconsistent with the character of the host property, and immediately adjacent neighbouring properties, and would as a consequence appear as an unduly intrusive feature in the street scene to the detriment of visual amenity.



2021/1703 - Increase in roof ridge height to enable loft conversion along with provision of associated rooflights on front facing roof Plane – approved subject to conditions



Proposed Development

The proposed ridge height increase would remain as previously approved (0.9m) but the applicant now proposes to add a additional small roof light to the front (in addition to those previously approved) and a pitched roof dormer to the rear. The dormer would serve the bedroom in the roof space but they propose the glass to be obscured. It would be set back 1.4m from the eaves and the ridge would be no higher than the roof ridge.

Existing



Proposed



Policy Context

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

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' 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 for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

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.

Representations

Notification letters were sent to surrounding properties. One letter of objection was received. The main points of concern are;

- Loss of residential amenity
- Increased overlooking/loss of privacy

Assessment

Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, extensions and alterations 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 property and are not detrimental to the amenity afforded to adjacent properties.

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.

An increase in ridge height and dormers on the front roof plane have previously been approved and that permission is extant, as such, this report will focus on the addition of the rear pitched roof dormer and the additional front roof light.

Residential Amenity

The proposed dormer would be set in from the eaves and positioned away from the side gables of the property, also, it would only be a relatively modest addition, as such, it would not be an overbearing feature or significantly increase overshadowing.

It is noted that a larger dormer was previously refused on the rear roof plane under application 2021/1173, however, that application was not refused for residential amenity reasons. It is noted that the proposed dormer would fall short of 21m from the rear elevation of the property to the Northeast, however, there is a significant level difference with the neighbouring property being higher. Furthermore, there is over 10m from the dormer to the rear boundary of the neighbouring property and it is proposed that the dormer windows would be fitted with obscure glazing. It will be conditioned that they are always fitted with obscure glazing and non-opening, as such, privacy levels would be maintained, in accordance with Local Plan policy GD1.

The occupants of the bedroom served by the dormer would still have an outlook as the room is dual aspect with rooflights on the front roof plane.

Visual Amenity

The proposed dormer does not line up vertically with the openings below which is contrary to the guidelines set out in the SPD. It is also noted a dormer was previously refused on the rear roof plane. However, the dormer is a relatively modest addition and is smaller than that previously refused. Although it would be preferable for the dormer to align with the openings below, some of the first floor and ground floor openings are not aligned either. In addition, the dwelling backs onto a rock face and is surrounded by dwellings, there is very limited views of the rear roof plane from public vantage points and neighbouring dwellings.

It should also be noted that neighbouring properties could build similar dormers under permitted development rights which would not have to adhere to the SPD. Furthermore, the previous application was not solely refused on the rear dormer it was a combination of the large dormer, excessive ridge increase and balcony rooflights. As such, on balance, given the size and position of the dormer, a refusal on visual amenity grounds could not be justified in this case.

The applicants have proposed rosewood cladding on the front and cheeks of the dormer to match the existing window frames; however, it should match the roof materials to sit more comfortably within the roof plane, therefore, a condition requesting as such will be recommended.

The proposed additional front dormer would be a very small addition and site between the rooflights previously approved, as such, it would not have a significant effect on visual amenity and would not be highly visible from street level.

Highways

The existing parking arrangements would remain unaltered.

Conclusion

Taking into account the relevant development plan policies and other material considerations, subject to conditions, on balance, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposal therefore complies with the development plan as a whole and the advice in the NPPF. As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approved subject to conditions: