

Householder Proforma

Application Ref: 2021/1162
Address: 34 Carrington Avenue, Wilthorpe, Barnsley, S75 1BW
Neighbour Representations: No
Consultations: None
Property Description: the red brick single storey dwelling utilising room within the roof space by a front, flat roof dormer window. The dormer window was originally clad in a red hanging tile, however, has been changed to a UPVC cladding in anthracite.



Proposed Extension: Change of facing materials on existing front dormer window surround from tile to UPVC cladding (Retrospective)
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

Dormer Extension

The applicant has changed the materials of the existing tile hung flat roof front dormer window to UPVC cladding in anthracite.



Horizontally, flat roof dormer windows would not normally be considered acceptable, however the dormer in question has been in situ since 2002 from aerial photography, in excess of the 4 years for enforcement action.

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It is acknowledged that the scale, design and position of the dormer may not be considered acceptable under current policies, however these are not under consideration as part of this application, only the suitability of the materials.

It is considered that the materials used do not match, however they do contrast with the red brick of the dwelling and the weathered red tiled roof; in addition the new housing estate on the opposite side of Carrington Avenue has properties which benefit from grey dormer windows within the same street scene and it is considered that on balance the existing re-clad dormer would not have a detrimental impact on the character of the street scene and is considered acceptable.

Recommendation: Approve