
2024/0077

Mr Shirom Chabra

46 Dodworth Road, Barnsley, S70 6EB

Conversion of loft to provide additional living accommodation with front dormer.

Site Description

The application relates to a plot located on the south side of Dodworth Road, to the west of Townend Roundabout, and in an area that is a mix of residential and commercial uses. Dodworth Road has a varied street scene comprising a mix of dwelling types of varying scale and appearance.

The property in question is a two-storey terraced property constructed of stone with a pitched roof with slate roof tiles. The property forms a larger row of terraced properties in a uniform building line with staggered ridge heights following the slope of the ground level as it descends west-to-east.



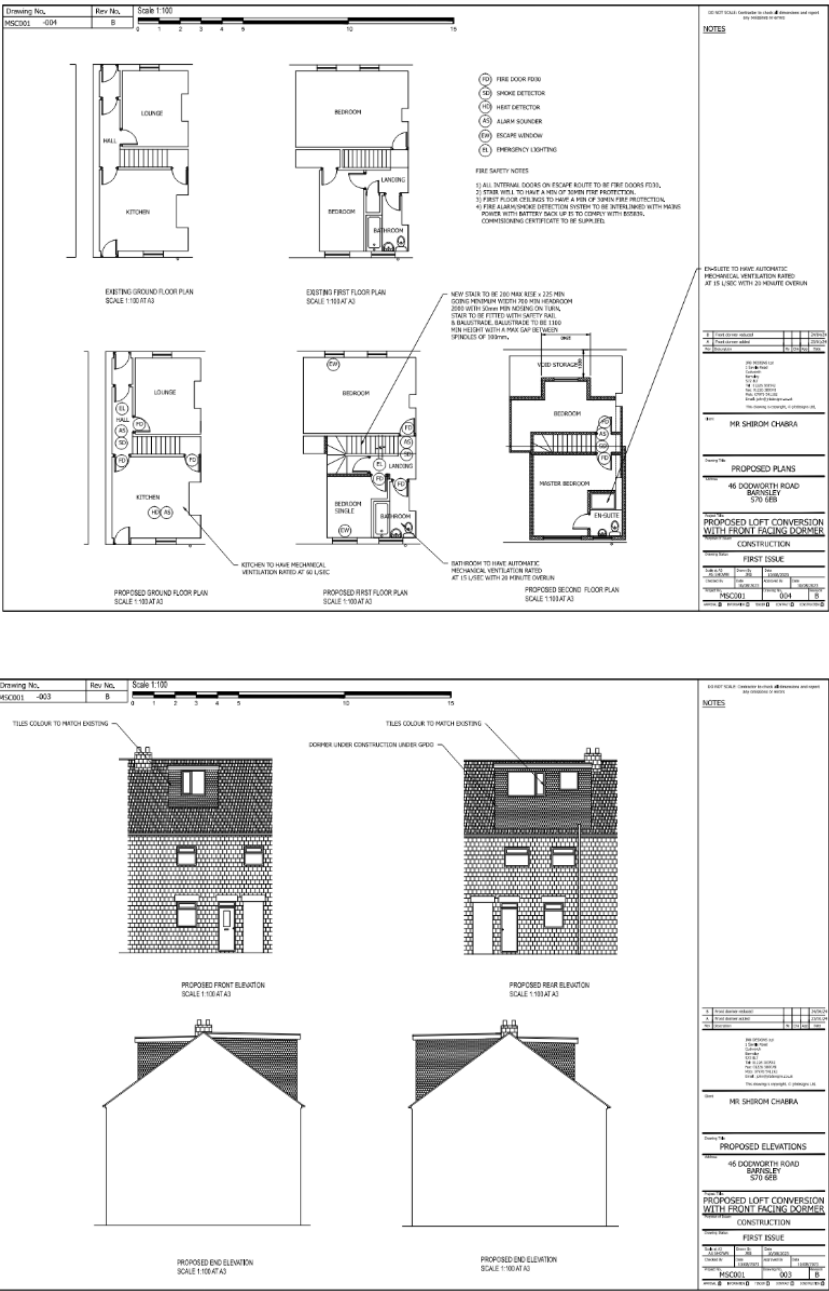
Planning History

There are no previous applications associated with this site.

Proposed Development

The applicant is seeking permission for a loft conversion with a flat roof dormer window on the frontage of the application dwelling.

The proposed dormer window would have a total projection of approximately 2.5 metres with a width of approximately 2.3 metres and would have a total height of approximately 2 metres. The proposed dormer window would be constructed of materials that would match or be similar in appearance to those used in the external construction of the existing dwelling.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (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 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 which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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

The site is allocated as urban fabric within the adopted Local Plan which has no specific allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

National Planning Policy Framework

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 and beautiful places.***

The Town and Country Planning (General Permitted Development) (England) Order 2015

Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows the enlargement of a dwellinghouse consisting of an addition or alteration to its roof provided that the criteria of paragraph B.1 and the conditions of paragraph B.2 are complied with.

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

Consultations

Highways DC – No objection.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

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, including visual amenity and highway safety.

A rear dormer window currently under construction under permitted development (therefore not requiring planning permission) is shown. Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 allows the enlargement of a dwellinghouse consisting of an addition or alteration to its roof provided that the criteria of paragraph B.1 and the conditions of paragraph B.2 are complied with.

Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

The front elevation of a building is generally considered to be the most important for its contribution to the street scene. Therefore, dormer windows on the frontage will only be considered appropriate where the street scene is characterised by such development. Dormer windows on the frontage should also reflect the character of the area, the surrounding buildings and appearance of the existing building.

The street scene of Dodworth Road is characterised by both pitched and flat roof dormer windows of varying scale on the frontage. Existing examples near the application site include dormer windows at 35, 37, 53 and 105 Dodworth Road. As such, the principle of a dormer window on the frontage of the application dwelling is considered acceptable.

The proposed dormer window on the frontage of the application dwelling would adopt a flat roof. Flat roof dormers tend to be larger with a horizontal emphasis and have proved to be more expensive to maintain and prone to failure. Flat roof dormers are therefore considered to be aesthetically inferior and are not normally acceptable. However, in this instance, there are existing examples of flat roof dormer windows on the frontage within the locality and would therefore not be out of character for the area. The proposed dormer window would sit within the roof plane and the top of the dormer would be set below the ridge of the existing roof, the dormer window would be set back from the eaves and set away from the party walls with adjoining properties, and would be constructed of materials that would closely match those used in the exterior construction of the existing dwelling, in accordance with the House Extensions and Other Domestic Alterations SPD.

Whilst a pitched roof would have been more desirable, the proposal has been amended to set the dormer window below the ridge of the existing roof as not to disrupt the existing ridge line and to maintain its significance. Overall, the proposal would be a modest addition incorporating sympathetic elements and adopting a form that would not be out of character for the area.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed dormer window would adopt a modest scale and would be set well away from the party walls with adjoining properties which could lessen the extent of any potential overshadowing. A separation distance of less than 21 metres would be achieved between the proposed dormer window and the neighbouring properties opposite, contrary to the House Extensions and Other Domestic Alterations SPD. However, the existing separation distance is significantly less than 21 metres, and the proposed dormer window would unlikely result in significantly increased levels of overlooking or loss of privacy beyond any existing level of impact which could be experienced.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The proposal would result in the creation of an additional bedroom. Three-bedroom properties or larger are generally expected to provide a minimum of two-off street parking spaces within their curtilage. However, the application site does not benefit from any existing off-street parking spaces and the creation of one additional bedroom would unlikely result in significantly increased traffic volumes and vehicular movements within the locality. Moreover, it is acknowledged that the application site is within approximately 50 metres of Barnsley Town Centre and therefore close to all the associated transport links and amenities. Furthermore, the application dwelling is already suited to occupiers who do not own a car as Dodworth Road is protected by “no waiting Mon-Sat 8am-6pm” and peak hour loading restrictions. Highways DC were consulted and raised no objection. As such, it is considered that highway safety would be maintained to a reasonable degree.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

**Recommendation -
Approve with Conditions**