

2022/0094

Mr Jack Whaling

12 Highfields, Hoylandswaine, Barnsley, S36 7JP

Upward extension to convert existing bungalow into two storey dwellinghouse with the addition of a rear dormer window

Site Description

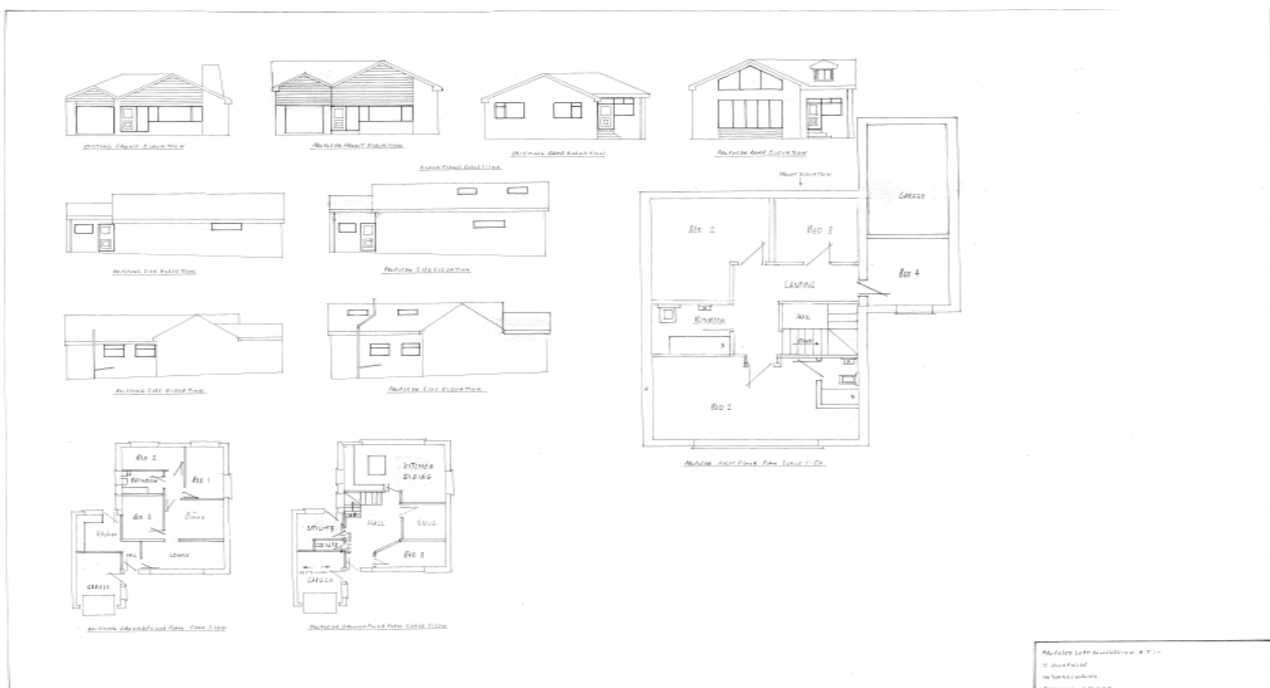
The dwelling is a detached bungalow located in Hoylandswaine. Highfields has a fairly consistent residential street scene with some variation in the size of the dwellings and external materials used. The dwelling has a driveway to the front which leads to an integral garage.

Planning History

B/76/2195/PU - Erection of garage and kitchen extension (Historic)

Proposed Development

The applicant has applied for an upward extension to convert the existing bungalow into a two storey dwellinghouse. The eaves height will increase 1 meter from 2.65 meters to 3.65 meters. The ridge height will increase 1.06 meters from 5.12 meters to 6.18 meters. Roof lights will be erected on the side elevations as well as a dormer window on the rear elevation. The materials used will be to match the existing dwelling.



Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. 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 – 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 D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House extensions and Other Domestic Alterations

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.

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 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”*.

Provisions under the ‘Town and Country Planning (General Permitted Development) (England) Order 2015’

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) states that enlargement of a dwelling by construction of additional storeys can be erected without the need to submit a planning application providing certain criteria are met.

This is an important consideration with this application as it represents a potential fallback position, whereby additional storeys can be erected without planning permission, because the Government considers the impact of such development to be modest.

Consultations

Penistone Town Council were consulted and expressed their concerns on the impact on other bungalows nearby.

Representations

Neighbour notification letters were sent to surrounding properties, one objection was received and in summary raised the following points;

- The proposed rear dormer window will look into the garden of a neighbouring property which is currently not overlooked
- The increased height of the dwelling will be very imposing and greatly reduce the light into habitable rooms
- Clear windows will look directly into neighbouring property

Assessment

Principle of Development

The application was initially submitted as an application for prior approval of a proposed enlargement of a dwellinghouse by constructing additional storeys under Class AA of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO). By using this application type the development has to comply with the parameters of sections a-k in Class AA to which the proposal does.

However, one of the conditions of using Class AA requires that the development must not include a window in any wall or roof slope forming a side elevation of the dwellinghouse. The proposal does include two rooflights on each side elevation's roof slope of which the applicant wished to retain in the proposal. Additionally rear dormer windows can normally be erected without planning permission under Class B of Part 1 of Schedule 2 of the GPDO however that right is removed if the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys).

Therefore, to include the roof lights and the dormer window in the proposal the application type had to be changed to a householder planning application instead of an application for prior approval. A re-consultation was not undertaken as objections to the application were already received and the plans were not amended and therefore are the same plans that were initially consulted on.

It is noted that the fallback position of erecting the upwards extension under Class AA is still prevalent as it meets the criteria to be permitted development if the roof lights and dormer were omitted from the plans. As a result of this it is the impact of the dormer and the roof lights that will be the main focus of this assessment.

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 matching brickwork and roof tiles being used. The extension utilises a pitched roof which is partially akin to the existing dwelling as that features both a pitched roof and a hipped roof. The proposed extension conforms to the SPD in terms of its external materials and roof type, therefore it will have little impact upon the character of the street scene due to the harmony with the existing dwelling in relation to the design of the upwards extension.

Furthermore, it is considered that the addition of the first floor and raising the roof of the property by approximately 1.06 meters is acceptable and would not appear overly prominent within the street scene. The eaves and ridge are to be increased by almost the same amount therefore maintaining a balanced building form. Also, two-storey dwellings are present on Highfields most notably at the neighbouring dwelling (10 Highfields). Due to the mix of height, materials and design of dwellings within both street scenes (including Haigh Head Road) the proposed raising of the roof is not expected to look out of character. A number of properties have dormer windows and have increased roof heights and the modest height increase will limit the impact to neighbouring properties.

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

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 as the neighbouring dwellings are set to east and west. Additionally, 10 Highfields is a two-storey dwelling and 14 Highfield recently received planning permission (2021/0788) for the raising of the dwelling's roof and erection rear dormer windows and a balcony.

Furthermore, the proposed roof lights proposed on the side elevations of the dwelling are small in scale and would not cause significant overlooking. The slot windows are existing features of the dwelling and rooflights on the roof slope are not as impactful as windows on a side elevation.

The proposed dormer window is small and any potential overlooking can only occur to the rear of the dwelling. Under Class AA windows can be erected on the rear elevation and therefore any overlooking from these towards the rear gardens has been considered with that being included under permitted development. Also 8, 10 and 14 Highfields now have rear dormer windows and the dwellings opposite the rear elevation on Haigh Head Road have first floor windows on the front elevations as they are also two-storey dwellings. Furthermore the distance from the rear elevation to the rear boundary of the dwelling is greater than 10 meters.

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