

Application Reference: 2025/0097

Site Address: Wentworth View, 57 Wentworth Road, Blacker Hill, Barnsley, S74 0RP

Introduction:

This application seeks full planning permission for an increase in ridge height to allow loft conversion, and the installation of 1 no rear dormer window to dwelling.

Relevant Site Characteristics

The dwelling is a two storey, relatively modern detached house with a stone façade, a tiled, cross gable style roof, integrated garage and a tiled canopy extending from the garage across the front elevation. The front garden is completely block paved and mainly enclosed. Both adjoining neighbouring dwellings are similar sized two-storey detached houses. Beyond the application dwelling and its immediate neighbours, the street scene is more varied but predominately featuring houses on the same side of Wentworth Road but bungalows along the opposite side. A small cul-de-sac of contemporary styled houses, set at a higher ground level back onto and above the rear gardens of the application dwelling and its neighbours.

As detailed within the site history below, in total, this is the fourth application for similar works at the development address. The proposed works are a variation on the approved 2022 application, itself an amendment to a previously approved application. The 2022 application currently remains valid, for work to start, until the 26th May 2025.

Site History

Application Reference	Description	Status (Approved/Refused)
2022/0325	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	Approved
2021/1703	Increase in roof ridge height to enable loft conversion along with provision of associated rooflights on front facing roof plane	Approved
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
B/92/0874/WB	Erection of detached house and garage (reserved matters)	Approved

B/91/1533/WB	Outline planning permission for erection of two detached dwellings	Approved
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Detailed description of Proposed Works

This application is an amended application to the works which were approved in application 2022/0325. The current proposal originally sought to raise the roof level of the existing dwelling by approximately 1.58m, to accommodate second storey living space within the resulting heightened roof space. This has since been reduced to 1.10m in amended plans. Additional features would include one large and two smaller rooflight style windows on the front elevation roof plane. A dual-pitched roof dormer featuring a single window is also proposed to be created on the roof plane of the rear elevation. The dormer features a reduced width than currently approved but its height and projection from the roof plane has increased from approximately 2.21m and 2.8m respectively on the approved 2022 plans to approximately 2.56m and 2.84m respectively on the current amended plans. The amended plans also confirm that the proposed dormer windows would be obscure glazed, as approved in the previous application. Additionally, the applicant has confirmed materials for the dormer would be anthracite grey drop plank cladding.

Relevant policies

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied.

The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

One representation was received from a neighbouring dwelling located to the rear of the application dwelling. Their concern was in relation to the privacy of their garden. The amended plans have since confirmed that the only window which would overlook dwellings to the rear would feature obscured glazing, as was approved in the outstanding approved planning consent.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric. 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.

Scale, Design and Impact on the Character

The measurements for this proposal have been taken from the submitted plans, both the original and amended plans. The reference point of a 0.9m increase in roof height has been checked on the approved plans of application 2022/0325. The amended plan of this current application proposes to increase the roof height by approximately 1.10m, which represents a 20cm (0.2m) or approximate 22% increase in height to what is currently approved by application 2002/0325. However, this increase is much lower than the originally proposed increase of 68cm (0.68m) which would have been an approximate 75.5% increase. Whilst the proposed increase in height from that already approved is modest, the overall height increase in comparison to the original height of the house would be considered as moderate.

As with the approved application, one large and one more modest sized rooflight are proposed on the roof plane of the front elevation but a smaller third roof light has been omitted from the current proposal. The two remaining rooflights are of a very similar size and style to those already approved. Whilst the rooflights do appear to be quite large, rooflights subject to certain conditions are usually allowed to be installed on original roof planes without planning consent. As such, the rooflights would be deemed to have a modest effect on the design or character of the dwelling.

A rear dormer is again proposed to be located on the rear elevation, as with rooflights dormers which do not include an increase in roof height and subject to a volume limit are allowed through Class B of GPDO. As this dormer appears reliant on the roof height increase, it must be considered as part of the application. Noticeably the width of the dormer and its window size have both been reduced from the dormer approved in application 2022/0325, whilst the height has slightly increased. The new location of the dormer is more centralised within the roof plane to provide aesthetic improvement to the proposal. With the dormer smaller in scale than what

may be allowed through permitted (if the roof was not raised), the proposal would have a limited impact on the scale of the dwelling.

Whilst the proposed roof tiles, and any brickwork used, would be required to match those of the existing dwelling, the roof windows would be of a dark grey colour and the cladding for the rear dormer has been described as ‘anthracite grey drop plank cladding’. Whilst the local SPD House Extension and Other Domestic Extensions highlights a preference for hanging tiles of a similar appearance to the roof tiles, the proposed cladding material is limited in quantity due to the small size of the dormer and would broadly be complimentary with the colour of the existing roof tiles and would not be overtly different. Further mitigation would arise from the limited public view of the rear dormer and its adherence to the preferred pitched roof style, again highlighted within the SPD. With a preferred roof style, acceptable materials and the aforementioned limited impact on scale of the dwelling, the design and materials of the dormer would have a limited impact on the design and character of the dwelling.

Considering all aspects together, the amended plans would have a slightly increased impact on the scale of the dwelling compared to the approved plans of application 2022/0325, which currently remain valid. However, the approval of the previous scheme, which can still be implemented, carries significant weight in favour of the application and the impact to the design and character of the dwelling would be modest in comparison to the approved 2022 plans. On balance, the overall impact of the proposal on the existing dwelling would be considered as limited compared to the previous approval and consequently acceptable.

Impact on Neighbouring Amenity

In contrast to the moderate impact of the proposal on the design, scale and character the dwelling, the impact on neighbouring amenity would be considerably less. There has been a single neighbour objection concerned about overlooking of their rear garden. The only potential for overlooking of their garden would arise from the proposed rear dormer window. Although not specifically shown on the original submitted plans, it has been confirmed and shown on the amended plans that the dormer window would feature obscured glazing. To ensure the continued privacy of neighbouring dwellings, a condition requiring the window to remain obscure glazed would be added as a planning condition. With over 23 meters from the proposed rooflights on front elevation roof plane to the neighbouring dwellings opposite, there would not be any concern about overlooking. Taken together the proposed, dormer, its window and the rooflights would have a limited impact on neighbouring amenity.

Undoubtedly, as has been confirmed, the resulting scale of the proposed dwelling would have an impact on the scale and character of the dwelling, but beyond a visual impact, there would be no perceived negative impact regarding neighbouring amenity. Due to the location of the proposal and the direction of the sun, there would be no noticeable impact on light levels of neighbouring dwellings or of their rear gardens, for both adjacent neighbours and those to the rear. Therefore, despite the height increase, there would be no significant impact of overbearing or loss of light to neighbouring dwellings.

Highways

There are no proposed changes to access or parking provision within the curtilage of the dwelling. As the dwelling already features adequate space for a minimum of 2 vehicles, and local policy only requiring a minimum of 2 parking spaces for dwellings with three or more bedrooms, there would be little or no impact on parking provision or highway safety.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be approved.

RECOMMENDATION: Approve with Conditions

Justification

Contact was made with the applicant as the proposal was deemed initially unacceptable. Amended plans were provided and on assessment were found to be acceptable.

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.