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2021/1355

Mr Carl Hammond

Erection of single storey side extension, raising of roof and addition of dormer to dwelling

15 Rimini Rise, Darfield, Barnsley, S73 9PU

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### Description

The property is a detached brick and render bungalow located in a purely residential area of similar style bungalow properties. The property has an attached car port and private drive. There is a front and rear garden. A public footpath runs along the western boundary of the property. A number of properties have dormer extensions as well as side, rear and front extensions.



Example of existing dormer with cladding

### Proposed Development

The applicant seeks permission for the erection of a single storey side extension with raising of roof height and addition of a dormer extension.

The single storey side extension to project a maximum of 3.15m from the side elevation of the dwelling, extending 5.3m along the depth of the property with a set back from the front elevation and a corresponding lowered roofline.

The proposal also involves the raising of the roof height by 1.1m and the addition of a dormer window.

The extensions would provide a living area at ground floor, at first floor reconfigured bedrooms and a bathroom. The single storey extension has no proposed side windows. The dormer extension has obscured glazing to the proposed windows. Juliet balconies are proposed to the front and rear elevations.



## Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

## Local Plan

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

### Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

### Policy GD1 General Development

Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;

- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;
- Any drains, culverts and other surface water bodies that may cross the site are considered;
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;
- Any pylons are considered in the layout; and
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

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### **Policy D1 High Quality Design and Place Making**

Design Principles:

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, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and
- Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces;
- Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

### Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

## **Representations**

Neighbour notification letters were sent to surrounding properties; no comments have been received.

## **Assessment**

### Principle of development

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 on highway safety

### Residential Amenity

No objections have been raised during the consultation period. The proposed side extension is screened for neighbouring properties by the public footpath and boundary treatments. It is not considered that this element of the proposal would result in a loss of residential amenity to the surrounding properties. The proposal also raises the roof height of the existing bungalow by 1.1m to allow for the creation of bedrooms within this space. This would be a modest increase in height. A dormer extension is proposed to the eastern side elevation with obscured glazing to maintain privacy and prevent overlooking issues. Velux windows are proposed within the new bedrooms to the first floor, which would provide natural light without resulting in a loss of residential amenity for neighbouring properties. It is also proposed to include a Juliet balcony at both the front and rear elevations with glazed doors. This element of the proposals has the biggest potential for overlooking, in particular from the rear elevation into the garden space of adjacent neighbours and those to the rear. However, as the balcony would not be of a size to allow seating, the impact is similar to a normal window and is unlikely to result in significant loss of residential amenity through direct overlooking. In addition, to the rear boundary there is mature vegetation which provides screening.

It is therefore considered that the proposals would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1

### Visual Amenity

Whilst flat dormers would not usually be considered acceptable, given there are a number of similar examples in the streetscene, it is acceptable in this proposal. The proposal includes the cladding of the dormer extension and the front and rear pitch with grey vertical and horizontal boarding. Whilst grey boarding is not currently within the streetscene, existing dormers are clad in boarding, albeit brown. Therefore, it would be difficult to refuse on the basis of colour alone. The render is proposed to be light grey, again this colour is unusual but there are other rendered properties in the immediate area which could be painted without requiring planning permission.

The main consideration is the impact of the proposals within the streetscene which is fairly consistent in materials and style, however, the properties within the immediate setting are of a different design to the majority of Rimini Rise. On balance, the proposed materials and design are considered acceptable, therefore it is considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making.

## **Recommendation**

**Approve** with conditions