

**2021/1108**

*Mr Mark Brazier*

*Erection of extension to eaves and roof height of dwelling to create attic bedroom within the roofspace and provision of associated rooflights*

*3 Colster Close, Gawber, Barnsley, S75 2LR*

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### **Site Description**

The application relates to a two-storey detached brick built (stone faced) and concrete roof tile property, located on Colster Close, Gawber, close to the junction with Wharfedale Road, in a predominantly residential area. The dwelling is L-shaped with the side element being lower in height than the main property and due to site levels has 2.5 floors. The side element (east elevation) accommodates an integral garage below the ground level of the main property.

To the front of the property is a driveway and modest garden, and to the rear, a more substantial garden which backs onto agricultural land.

Colster Close is characterised by detached bungalows so the subject property is somewhat unusual, although there are similar properties in the wider area.



### **Site History**

2016/0069 - Erection of two storey rear extension to dwelling - approved

2021/0050 – Extension to eaves and roof height at side and rear of dwelling to create attic bedroom within the roofspace and provision of associated rooflights – refused for the following reason;

*In the opinion of the Local Planning Authority the proposed increase in roof height and altered roof design would appear as an incongruous and dominant dwelling, inconsistent with the development pattern of the surrounding area. As a consequence, it would appear as an unduly intrusive feature when viewed in the context of Colster Close. As such it is considered contrary to the Supplementary Planning Document House Extensions and Other domestic alterations, Policy D1: High Quality Design and Place Making of the Local Plan which states that 'development is expected to be of high-quality design', and paragraph 130 of the NPPF which states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'.*



## Proposed Development

As with application 2021/0050, the applicants seek permission to raise the eaves and the ridge of the side off shoot to create 2no. bedrooms and a Jack and Jill Bathroom in the roof space. The main difference with this application is that they also proposed to raise the ridge of the main element of the property by 900mm to match the extended ridge of the off shoot.



## **Policy Context**

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

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

### SPD's

Supplementary Planning Document (SPD) – 'House Extensions and other domestic alterations' sets out 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 for should:

- I. Be of a scale and design which harmonises with the existing building
- II. Not adversely affect the amenity of neighbouring properties
- III. Maintain the character of the street scene and
- IV. Not interfere with highway safety.

These policies are considered to reflect polices set out in the revised NPPF, which requires development to be of high-quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

The design of the dormer window should reflect the character of the area, the surrounding buildings and the age and appearance of the existing building.

## NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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.

## **Representations**

Notification letters were sent to surrounding properties. One letter of support was received.

## **Assessment**

### Principle of Development

The site is allocated as Urban Fabric within the Local Plan, as such, 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.

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.

Furthermore, as outlined above a previous application has been refused on the property, as such, the current proposal must overcome the previous reason for refusal if it is now to meet policies and guidelines and be supported. This will be discussed under the headings below;

### Residential Amenity

Extensions to residential dwellings are assessed on the basis of overshadowing, loss of privacy and outlook.

As with the previous application, the increase in ridge height will result in an increase in levels of overshadowing onto the neighbouring dwelling; however, it is unlikely to be significantly detrimental. As the adjacent property to the west is set on the same building line of the host dwelling, most overshadowing would occur towards the end of the day. Although the adjacent properties are bungalows, the proposed extension would mainly be onto gables and would not extend beyond the rear boundary of no. 5 and would only extend beyond the rear boundary of 1, Colster Close by approx. 1.9m. As such, it is considered that there would be no significant impact in terms of potential overshadowing/loss of outlook on the occupiers of the adjacent properties.

### Visual Amenity

The main issue with the current proposal, as with the previous proposal, is the impact upon the street scene and visual amenity of the area. It is noted that compared to the previous application, the increase in the ridge of the main part of the dwelling has been proposed to balance the ridge and eaves increase of the side off shoot, thus resulting in a matching ridge height across the property, avoiding the previous awkward juxtaposition between the existing and proposed elements. This change would balance the property itself, however, it would further increase the impact and visual dominance of the dwelling on the streetscene, especially when viewed against the immediately adjacent properties.

As such, it is considered that the scale and design of the raised roof, with its changes in pitch and higher apex, would appear overly dominant and of much greater massing than others in the street scene, particularly in relation to the dwellings at either side, contrary to Local Plan Policy D1 and SPD 'House Extensions and Other Domestic Alterations'.

It is acknowledged that there are similar dwellings located along Wharfdale Road to the East, but these are pepper-potted in pairs or in threes to integrate them better with other properties. Although part of the same development, the host property represents an anomaly in the street scene, positioned between bungalows along this part of Colter Close, creating a focal point and dominant feature within the street scene. As such, it is important that any proposed development should be sympathetic to the host dwelling and designed in a way so as to not exacerbate its dominance of the street scene.

The principle aims of local and national design policies are to support and encourage developments which are appropriate to their context and enhance the character and appearance of the area in which they sit. These aims can be found in the supporting text to Local Plan Policy D1 and SPD – House Extensions and other Domestic Alterations, as well as the NPPF.

As the proposed changes to the roof would achieve neither of those aims on the basis it would appear as a prominent and alien feature in the street scene of Colster Close and its presence would be at odds with the existing property and erode the character of the area. As such, the proposal is considered to be contrary to the aforementioned policies and is not acceptable.

### Highways

The existing parking arrangements would remain unaltered.

## Conclusion

The proposed development would result in a dwelling that is excessive in scale and massing in relation to adjacent dwellings. Raising the eaves and ridge height to such a degree, together with an altered pitch would create a dominant and incongruous feature that is out of context with the surrounding street scene, presenting an unsympathetic juxtaposition of the host property and surrounding area.

As such, the proposal is contrary to Local Plan Policy D1, SPD guidance on house extensions and Paras. 126 & 130 of the NPPF and so is considered unacceptable.

## **Recommendation Refuse**