

2024/0731

Mr Jann Bhatti and Ms Cathy Parker

5 Padley Close, Dodworth, Barnsley, S75 3SE

Erection of extension to existing dormers to create additional floor space at first floor level, internal layout remodel at both floor levels and associated works to dwelling

Site Description

The application relates to a detached dwelling on Padley Close within the Dodworth area. The property is formed from Stone to the principal elevation and brown brick to all other elevations. The property is characterised by flat roofed dormers to both east and west side elevations servicing a bedroom to the east and a landing and bathroom to the west. The property is a pitched roof utilizing grey tiles. The two properties to the east and west of the site are similar properties. The surrounding area is characterised by bungalows and semi-detached dwellings.



Planning History

B/75/3813/DO - Extension to dwelling – Decision Historic

B/84/0559/DO - Extension to dwelling - Approved

Proposed development

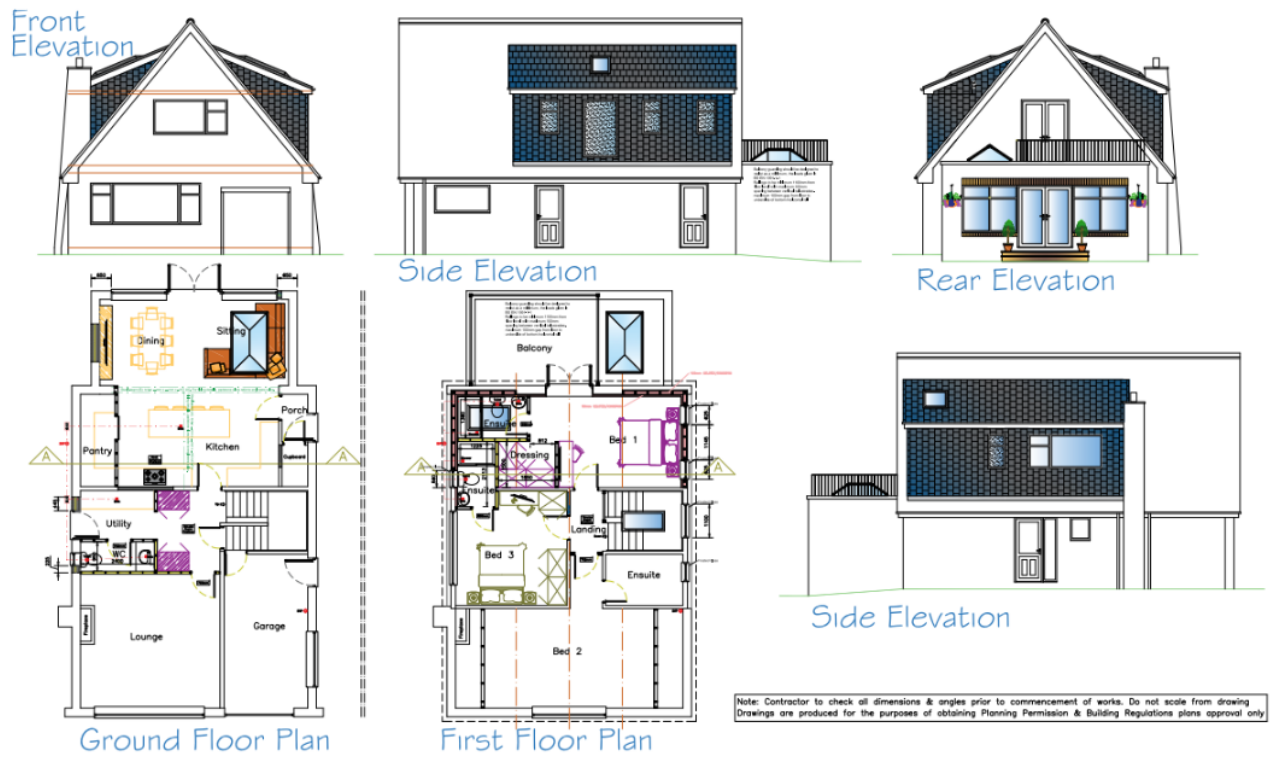
The applicant is seeking permission for the extension of the existing flat roofed dormers and the change in dormer roof form from flat roofed to pitched roof. Additionally, the installation of a roof lantern to the existing rear flat roofed extension.

The proposed west dormer will have a projection increase towards the rear of the property from approximately 3.9 metres to approximately 7.1 metres. The dormer is set in from the rear of the property by approximately 0.3 metres. The proposal incorporates a pitched roof as opposed to the existing flat roof with a set down from the ridge of the house by approximately 0.8 metres and a set back from the eaves. Glazing has been detailed facing the west. The proposed glazing services an en-suite and bedroom. A larger window has also been detailed servicing the landing/stairway as well as a Velux window.

The proposed east dormer will have a projection increase towards the rear of the property from approximately 3.8 metres to approximately 7 metres. The dormer is set in from the rear of the property by approximately 0.3 metres. Th proposal incorporates a pitched roof as opposed to the existing flat roof with a set down from the ridge of the house by approximately 0.8 metres and a set back from the eaves. Glazing has been detailed facing the east. The existing glazing services a bedroom with the proposed glazing servicing an en-suite. A Velux window has also been detailed servicing an en-suite.

A roof lantern has been detailed to the existing single storey, flat roofed rear extension. This has been detailed to the west side of the extension in order to maintain the existing roof use as a balcony on the east side of the roof.

A tile hung finish has been detailed to match the existing roof of the property.



Note: Contractor to check all dimensions & angles prior to commencement of works. Do not scale from drawing. Drawings are produced for the purposes of obtaining Planning Permission & Building Regulations plans approval only.

Plans as Proposed G.A PROPOSAL Extension to existing dormers to create additional floor space, internal layout remodel at both floor levels and associated works to property	Project Number:	4743301	Revision:	Description:	Date:
	Project Address:	5 Padley Close, Doodworth, Barnsley, S75 3SE	A	Drawing Submitted as part of a Planning Application	19.07.24
	Client Name:	Mr John Bhatti & Ms Cathy Parker	B	Drawing Submitted as part of a Building Regs Application	16.08.24
	Contractor Name:	TBC	C	Drawing revised in regard to Planning Officers Comments	23.09.24
	Drawing Number:	03			
	Drawn By:	AJC			
	Scale:	1:100 @ A3			
	Date Drawn:	June 2024			

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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 in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***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.***

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.***

Consultations

No consultees were consulted on this application.

Representations

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

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed east elevation dormer extension would not have an overbearing impact upon neighbouring 3 Padley Close. Distance between the properties will not be reduced and overshadowing will not be an issue. The existing dormer glazing services a bedroom. The proposed glazing will therefore not have an increased impact on residential amenity. A window has been detailed to service an en-suite. This has been detailed to be obscured and so will serve no detrimental residential impact. A Velux window has been detailed to a second en-suite within the dormer. This will not provide any overlooking issues.

The proposed west dormer will not cause any increase in overshadowing to neighbouring property, 7 Padley Close. Glazing has been proposed to service an en-suite and two windows to service a bedroom. These windows have been detailed to be obscured and so will have no detrimental impact to residential amenity. Although the glazing servicing the landing is a larger window it is not servicing a habitable room and is therefore not considered to cause any overlooking issues. A Velux window has also been proposed to service this room. This will not provide any overlooking issues.

The proposed roof lantern does not have any residential impact. The lantern does, however, reduce the size of the existing balcony on site. This is an existing balcony which has not previously caused any concern and therefore a reduction in its size will not have any impact.

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

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling,

Policy usually does not find flat roofed dormers when visible from the street scene acceptable. In this case flat roofed dormers would have been preferred as they are more in keeping with the two surrounding properties and are a feature of the initial property design. It is however, acknowledged there has been extensive precedent within the area for similar pitched roof dormers on a street scene of flat roofed dormers. The proposed roof design is therefore considered acceptable.

The dormers are set down from the ridge and back from the rear elevation. This allows the proposed dormers to not be overly dominant on the site. The proposed glazing is considered to be acceptable especially given some of the existing glazing has been maintained and an amendment to reduce the complexity of the glazing has been provided. Materials to match the roof have been proposed in the form of a tile hung finish.

The rear roof lantern installation does not pose any visual impact and is to the rear of the property. It is acknowledged the rear of the property can be viewed from Dodworth Green Road; however, the majority of the site is screened by large trees. The Rear balcony is already existing. A reduction in the size will therefore will not pose any increased visual amenity impact.

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.

Highway Safety

The proposal would not result in an increase in bedroom accommodation. The proposal also does not have any impact on the existing parking facility.

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