

Application Reference: 2025/0698

Site Address: 128 Dodworth Road, Barnsley, S70 6HL

Introduction: Installation of front dormer

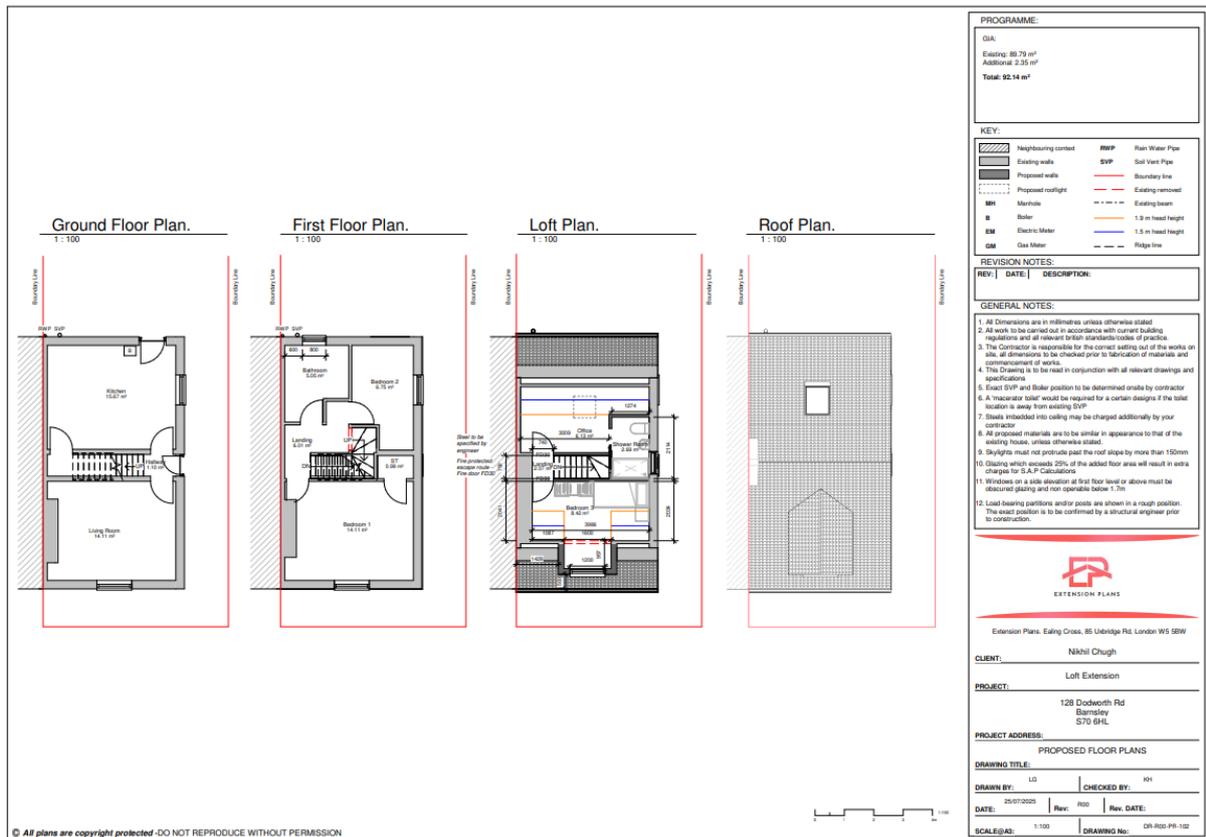
Relevant Site Characteristics

The application relates to a semi-detached dwelling within the Dodworth Road area. The property is formed from stone and provides a tiled pitched roof. The dwelling features a small rear garden with access located from South Street to the west. The street scene is characterised by stone properties with some gable features to the front elevations.

Detailed description of Proposed Works

The applicant is seeking permission to erect a dormer window to the front elevation roof plane. The dormer would have an approximate projection of 2.9 metres and an approximate width of 2.2 metres. A gable roof design is detailed providing a height to the eaves of approximately 1.5 metres and a total height to the ridge of approximately 2.3 metres. The dormer would be set down from the ridge by approximately 0.7 metres and back from the eaves approximately 0.5 metres. The dormer would be set in from the adjoined dwelling to the east and the side elevation to the west by approximately 1.4 metres. The window is detailed the front elevation of the dormer with an approximate height of 1.4 metres and a approximate width of 1.2 metres. The dormer is detailed to be constructed from similar materials to the existing roof.





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.

Two representations were made. Both representations provided no objection to the context of this application for the 'installation of a front dormer'. They did however object to the proposal if the dormer is to facilitate the property to be used as a HMO (House of Multiple Occupation).

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 where 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 Supplementary Planning Document for House Extensions states 'When considering whether to install a dormer window you should assess whether there is adequate space within the attic to accommodate a room(s) with adequate headroom without requiring a dormer extension that will dominate the roof. In general, providing that the roof pitch allows adequate height, a space approximately half the area of the floor below can be created. 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. Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area. Flat roof dormers which tend to be larger and have horizontal emphasis can be seen in more recent housing developments. These have proved to be more expensive to maintain and prone to failure. Flat roof dormers are considered aesthetically inferior and are not normally acceptable. Consequently, pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons. To assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations. The positioning of the dormer on the roof will have an impact on both the house and its neighbours. So as not to dominate existing roof lines and retain its original form, dormers should be set within the roof plane and not be built off an external wall. Where there are existing dormers in the same roof plane, for instance in a terrace, new dormers should line up horizontally. It is also important that dormers and roof lights reflect the pattern of existing window openings. They should be positioned to line through vertically with the window openings below.

The proposed dormer window has been detailed to an acceptable size and scale when assessed against the House Extensions SPD. The dormer is set below the existing roof ridge, a minimum of 0.5 metres has been retained between the front of the dormer and the existing roof eaves and a greater distance than 0.5 metres has been detailed between the cheeks of the dormer and adjacent properties. A gable roof form has been detailed. Although gable roofed dormer are not specifically commonplace within the street scene, the use of differing roof designs with gable features which provide a similar impact to the proposal are commonplace. The dormer would therefore not look out of place with the character of the street scene. The dormer has been placed centrally to the dwelling and lines up vertically with the existing ground and first floor front elevation glazing.

Although materials to match the existing roof have been proposed, roof tile cheeks and roof tiled front elevation would not be beneficial to the character of the dwelling and street scene as the existing roof material is modern concrete interlocking tiles rather than plain tiles or slates. Other gable features within the street scene provide stone frontages. Furthermore, although the proposed elevations label the dormer cheeks and front elevation as 'matching existing roof', the use of stone which has been detailed on the elevations provides a more in keeping and appropriate material choice. Given specifically, front elevation dormers are not commonplace in the street scene but gable features are, the use of stone to match the front and side elevation walls is preferred. As such the cheeks and front elevation of the proposed dormer will be conditioned to be constructed from stone or matching materials to the front elevation walls of the dwelling. It would be appropriate for the proposed roof materials to the dormer to be matching the existing roof.

It is therefore 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 and as such carries considerable weight in favour of the application.

Impact on Neighbouring Amenity

The proposed front dormer would be erected to the west of adjoined 126A Dodworth Road. Given the dormer is substantially set in to the west by approximately 1.4 metres, the proposal would have little to no impact on neighbours to the east. Furthermore, 126A Dodworth Road has no amenity space within the roof space and so would not provide any loss of outlook impacts. Neighbours to the west of the site are distanced by South Street and so would not be impacted. A distance of approximately 18 metres would be retained between the proposed dormer window and opposite neighbouring properties. Given the substantial separation distance and because the dormer window would have not greater impact than the existing front elevation windows, the proposal would not be impactful on neighbouring properties facing the proposal.

It is therefore considered that the proposal 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 General Development. This carries considerable weight in favour of the application.

Highways

The proposal would result in the addition of a third bedroom and does not provide an increase in onsite parking facility. The site does allow for parking to the rear of the dwelling and there is added facility for parking on South Street, adjacent to the site. Given the character of the street scene and the facility for parking to the rear of the property, highway safety would not be detrimentally impacted by the proposal.

As such, the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

Representations

Representation was made in objection to the proposal if the installation of the dormer would facilitate the use of the dwelling as an HMO. Barnsley is subject to an Article 4 direction on all HMO's requiring planning permission for the conversion of a dwelling into an HMO. This application is for the installation of a front dormer and is not assessing any HMO conversion.

As such the representations cannot be considered as material considerations in opposition to the proposal.

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 granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

RECOMMENDATION: Approve subject to conditions

Justification

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

It has only been made necessary to make contact with the applicant in order to confirm the materials which have been proposed.

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.