

2026/0174

Mr Jamie Marks

19 Rimini Rise, Darfield, Barnsley

Raising the roof to create habitable area in loft space, including the installation of one large dormer window and velux windows and the erection of a new porch to side and new parking area to dwelling.

Site Description

The site comprises a detached bungalow located within an established residential area. The dwelling is of traditional construction, finished in facing brickwork with some areas of render beneath a shallow-pitched hipped tiled roof, with modestly proportioned white uPVC windows. The property is set back from the highway behind a grassed verge, pedestrian footway and a low boundary wall, with a small landscaped front garden containing low-level planting. The surrounding area is characterised by a mix of bungalows set within generous plots, with open front gardens and low boundary treatments contributing to a spacious street scene.

Planning History

There is no planning history relevant to this site.

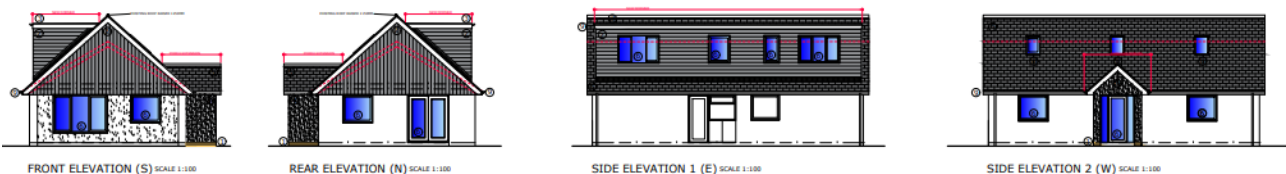
Proposed Development

The applicant is seeking permission for raising the roof to create habitable area in loft space, including the installation of one large dormer window and velux windows and the erection of a new porch to side and new parking area to dwelling. Below are the existing and proposed elevations:

Existing:



Proposed:



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 on 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.

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land.

Policy D1: High quality design and place making – Development is expected to be of a high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

Policy T4: New development and Transport Safety - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents:

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

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

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 places

Consultations

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

Public Rights of Way – no objection – informative provided.

Representations

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

Assessment

The main issues for consideration are as follows:

- The principle of the development
- The impact on the visual amenity/character of the area
- The impact on neighbouring residential properties
- The impact on highways safety

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 of Development

The application site is located within an established housing estate and is allocated as Urban Fabric. The immediate surrounding area features predominantly residential properties. The proposed development is to extend and alter the property to enlarge it. Extensions and alterations to domestic properties are acceptable in principle subject to compliance with other local and national policy. This weights significantly in favour of the proposal.

Impact upon Visual Amenity and Character of the Area

Raising the roof and installation of dormer and velux windows

The house extensions and other domestic alterations SPD states that flat roof dormer windows are not normally acceptable and that pitched roof dormers are more appropriate. The proposal here is to install one large, flat roof dormer window across the entirety of the north western roof slope which will accommodate two bedrooms and two bathrooms. Whilst these style dormer windows would not usually be acceptable, a neighbouring property has undertaken similar works and the proposal would be almost identical to it. As such, in this instance the proposal would be acceptable, despite it not fully according with the SPD, it would harmonise with its surroundings and have limited impact on the visual amenity of the street scene.

Porch

The house extensions and other domestic alterations SPD states that porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling. In this case, the proposed porch is small scale, centrally located and has a pitched roof similar to that of the host dwelling. The porch is proportionate to the original dwelling and is sympathetic in terms of its design, as such would be acceptable and have minimal impact on visual amenity.

Driveway

The application also proposes to enlarge the existing driveway. There is currently tandem parking available down the south west side of the dwelling however it is proposed to increase this by creating two side-by-side parking spaces at the front of the dwelling, just off the existing private drive. The parking provision and arrangements in the street scene vary, therefore this alteration would not look out of place and would be in keeping with the visual amenity and character of the area. Notwithstanding this, the provision of a new/enlarged driveway could likely be undertaken without the need for planning permission.

Conclusion

Taking the proposal as a whole, it is not considered that the proposed extensions and alterations would cause harm to visual amenity or the character of the area. As such, the proposal is in accordance with Policy GD1: General Development and D1 of the Local Plan. This weighs moderately in favour of the proposal.

Residential Amenity

Raising the roof and installation of dormer and velux windows

The house extension and other domestic alterations SPD states that as a general guide, windows to habitable rooms on an extended property should not be less than 21 metres from any other properties with habitable room windows, to ensure reasonable privacy to the occupiers and their neighbours. In this instance there is a distance of 24 metres between the proposed dormer windows and the rear elevation of the adjacent property, as such the proposal is in excess of the 21m separation distance, therefore it is unlikely the proposal would introduce any harmful overlooking or loss of privacy.

Furthermore, the velux windows to the front are set at an angle within the roof slope that would be difficult to look out of. As such it is unlikely that these style windows would cause overlooking. Nevertheless, these are set away from neighbouring properties and face towards Upperwood Road.

The increase in height of the bungalow is marginal, and the bungalow is set centrally within a large plot, as such given its positioning in relation to its neighbours and the sun's path it is not considered that the proposal would cause any harmful overshadowing, particularly over neighbouring properties. It is inevitable that some degree of overshadowing may occur as a result of the proposal, however this will likely be minor and within the applicant's own garden area.

Overall, it is not considered that the proposal to raise the roof and install new dormer and velux windows would cause harm to neighbour amenity in terms of overlooking or overshadowing.

Porch

The proposed porch is small scale and located centrally on the principle elevation (south east facing). The porch will not cause harm to residential amenity given its minor nature and that it is set away from neighbouring properties.

Driveway

The proposed driveway brings the parking area away from the adjacent neighbour as such is likely to better the existing parking situation and is not considered to cause harm to neighbour amenity. Notwithstanding this, the provision of a new/enlarged driveway could likely be undertaken without the need for planning permission.

Conclusion

Overall, the proposed extensions and alterations are considered to respect neighbouring amenity in accordance with Local Plan Policy GD1: General Development. This weighs significantly in favour of the proposal.

Highways Safety

Although the proposal creates an additional two bedrooms at first floor level, the ground floor is being reconfigured to provide extra living, kitchen, dining and utility space and therefore the property will remain as

a 3 bedroomed dwelling. As such, there is no need for the provision of additional parking, however this is proposed through the scheme.

The site is located at the end of a small quiet cul-de-sac where there is limited traffic or vehicle movements. The main access will remain the same, with just a minor alteration to the location of the parking spaces, this alteration is considered to be minimal and will have no impact on highways safety.

The proposal is therefore in accordance with policy T4 of the Local Plan and this carries moderate weight in favour of the proposal.

Conclusion

Having balanced all material planning considerations, the proposal will not be significantly harmful to residential, visual amenity or highways safety. As a consequence, the positive aspects of the proposal outlined above are not outweighed by any other material planning considerations. The proposal is therefore, on balance, recommended for approval.

Recommendation

Approve with conditions

Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:
 - Proposed Elevations & Floor Plans – Ref 2026/04 Dwg No. 02 Rev A
 - Proposed Site Plan - Ref 2026/04 Dwg No. 03 Rev A

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those specified on the application form and indicated on the approved plans which are as follows:
 - External Walls – brickwork, grey boarding, render (light grey)
 - Windows / Doors – UPVC (dark grey)
 - Roof tiles – to match the existing (grey)

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.