

Householder Proforma

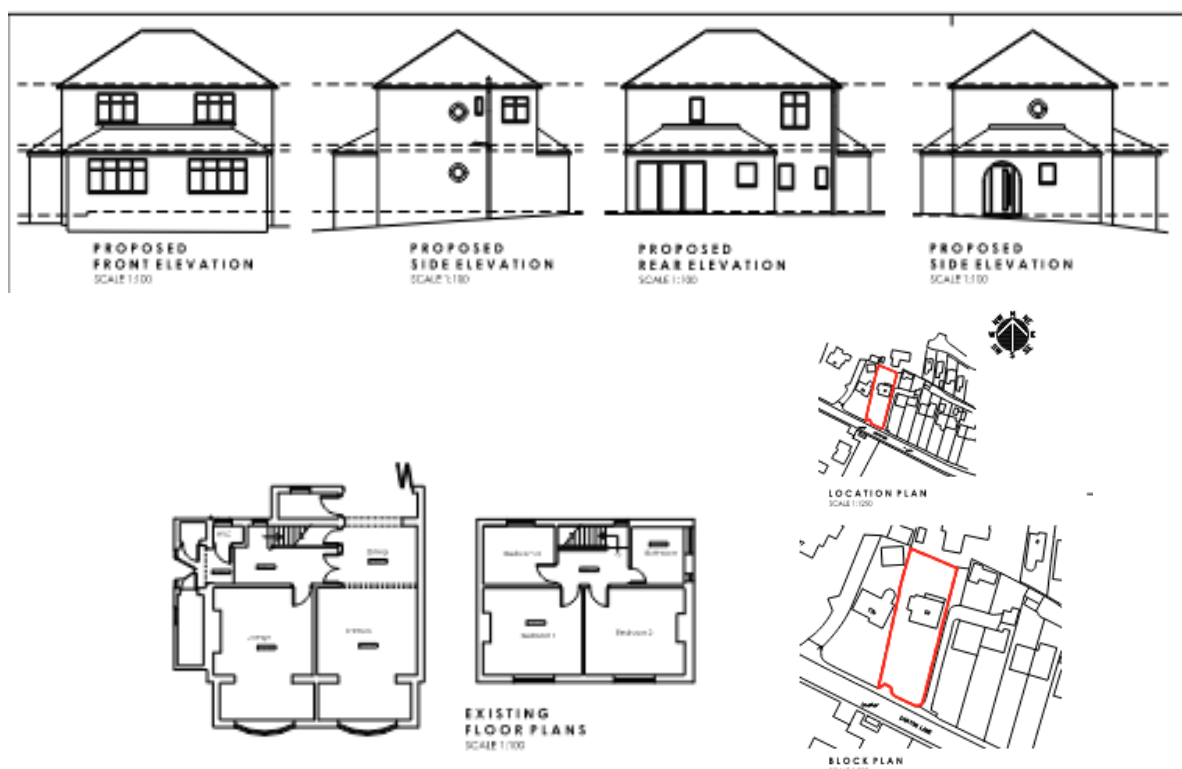
Application Ref: 2024/0254 **Address:** 19 Darton Lane, Darton, Barnsley, S75 5AH

Applicant: Mr Mark Roberts

Application: Loft conversion including raising of roof ridge height to 2 storey detached dwelling.

Neighbour Representations: None

Property Description: The site is located on Darton Lane in Darton. The site comprises of a large, detached dwelling, brick built with a hipped roof design. This part of Darton Lane is characterised by a mix of different property types and materials with both stone and render materials evident within the locality. Adjacent to the property is an open green space which is earmarked for a new housing development HS2 Land South of Darton Lane. The property is set back and is screened from Darton Road by a number of mature trees and hedges. To the west of the property is a detached dwelling stone built with a pitched roof design. To the east is a pair of semi-detached dwellings with a hipped roof design. The host property is set back from the pair of semi-detached dwellings. There is a housing estate to the rear of the property which encompass single storey bungalows. These are set at a much higher level to the properties on Darton Road.



Proposed: The proposal is to raise the height of the roof by 0.81m, change the roof design from hipped to pitched and erect a large flat roofed dormer to the rear of the property. Three roof lights are proposed on the front elevation and the whole property will be rendered in off white.

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Consultations:

None

Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: B/84/0880/DT Extensions to dwelling.

B/91/1047/DT Erection of extension to dwelling.

Acceptable in Principle: The proposal is acceptable in principle. Extensions to domestic properties are acceptable in principle subject to the following assessment:

Side Extension:	No
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	
5. windows / doors of a similar design / proportion	

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6. habitable room windows on the side elevation	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

Rear Extension:

	No
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

	No
1. single storey?	
2. small projection? (confirm measurement)	
3. roof design corresponds to existing.	

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4. windows / doors of a similar design / proportion	
5. materials to match	

Dormer Extension

	Yes, large rear dormer
1. Pitched roof dormer on principle roof slope?	No
2. Flat roof dormer on rear roof slope?	Yes
3. Dormers in street scene & similar style?	Yes
4. Set below roof ridge?	Yes
5. Set in [ideally 0.5m] from both the eaves and gable edge?	Set 0.4m from the gable edges, 0.5m from the apex and the eaves. Although the dormer is large, it is located to the rear of the property and will not be prominent in the surrounding street scenes. The materials will be to match the existing roof tiles.
6. Set in 0.5m from party walls?	N/A

Garage / Outbuilding*

6. single storey?	
7. height to eaves 2.5m or less?	
8. sympathetic design and materials to main dwelling?	
9. If room in the roof space, is it storage only?	

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
1. Original dwelling	
2. proposed extensions	
3. any existing extensions (the lean-to extension may not be modern but included it in here just in case)	
4. total extensions (including proposed)	

The proposal is to raise the height of the roof by 0.81m. The host property is a two storey individually designed dwelling within a street scene of differently designed properties. The proposal will rise above the neighbouring semi-detached properties; however these properties are set forward of the host property. The neighbouring detached dwelling has a pitched roof similar to the

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proposal and is built higher than the host property. The proposed increase will result in a minimal height difference between the two properties.

It is also noted that due to the extensive tree coverage and the fact that the property is set back from the road results in the property mostly been sheltered from view. When the proposal is viewed amongst the properties on Darton Lane the proposed changes are not expected to severely impact the existing street scene, and whilst the render is different to the existing it is not an uncommon feature within this street scene which will ensure cohesion with the neighbouring properties located on Darton Lane.

It is noted that properties on Rockwood Close to the rear of the site are single storey bungalows. The proposed increase in height will have an impact on this street scene and on the bungalow to the rear. The proposal will introduce additional windows at a higher level; however the host property is a good distance away from the property to the rear. The property to the rear also has a single storey side extension which further reduces the potential impact of the proposal. It is also noted that the property to the rear is at a much higher ground level than the host property, and although the host property can be seen from Rockwood Close it does not form an integral part of its street scene. For these reasons, although the proposal will have an impact it is considered minimal.

Taking this into consideration the proposal is not expected to significantly impact the locality in terms of visual amenity. The host property is detached and within a good-sized plot, set back from the lower neighbouring properties therefore the increase in height is not expected to cause any loss of residential amenity currently enjoyed.

Recommendation: Grant subject to conditions: