

Daniel Wells

Increase in roof ridge height to enable loft conversion along with provision of associated rooflights on front facing roof plane

Wentworth View, 57 Wentworth Road, Blacker Hill, Barnsley, S74 0RP

Site Description

The application relates to a detached, 2 storey, stone fronted dwelling located within a predominantly residential area. To the front of the dwelling is a block paved area for off street parking and the rear is an enclosed garden area.

There are neighbouring detached 2 storey dwellings to both side boundaries. Beyond the rear boundary, built on a higher level, are relatively recently constructed detached dwellings on a former garage site. To the front of the dwelling, opposite Went Worth Road, are split level properties built on steeply sloping sites.



Site History

2021/1173 - Raising of roof height to enable loft conversion, dormer window extension to rear, provision of roof lights to front and new second floor window to side of dwelling – Refused for the following reason;

In the opinion of the Local Planning Authority the proposed increase in ridge height, along with the addition of rooflights, balcony windows and dormer, would be contrary to Local Plan Policy D1 'Design' and the Council's Supplementary Planning Document 'House Extensions and other Domestic Alterations' in that their size, prominence and design would be architecturally inconsistent with the character of the host property, and immediately adjacent neighbouring properties, and would as a consequence appear as an unduly intrusive feature in the street scene to the detriment of visual amenity.



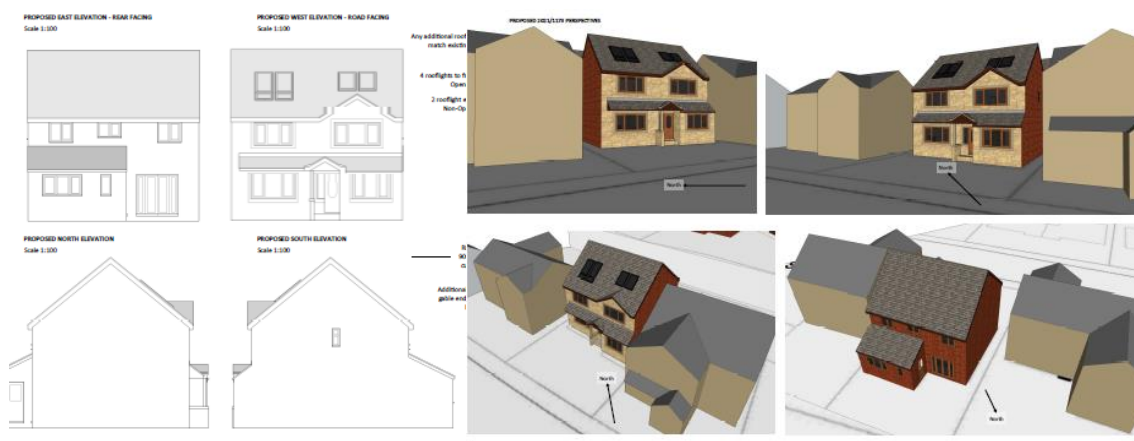
Proposed Development

Since the previous refusal the proposed increase in ridge height has been reduced from 1.65m to circa 0.9m. In addition, the rear dormer has been omitted and the front roof lights have been reduced and revised. There are now 4no. standard rooflights proposed (as opposed to the velux balcony windows) which line up vertically with the windows below. The roof space would accommodate a landing, bedroom and eaves storage.

Existing



Proposed



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 policies 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.

Representations

Notification letters were sent to surrounding properties. One letter of objection was received. The main points of concern are;

- Loss of residential amenity
- Increased overlooking/loss of privacy

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.

Given a previous application for increased ridge height to allow a loft conversion has been refused, the current amendments would need to overcome the reason for refusal to be supported now. Whether this has been achieved will be assessed under the following headings;

Residential Amenity

The application property is set further back on its plot compared with the immediately adjacent properties which front Wentworth Road. The application property also sits to the South of number 55. However, the ridge of the roof, where the biggest increase in height would be, would be adjacent to the neighbouring side elevations, as such, although there would be some additional overshadowing it would not be significant enough to warrant refusal, nor would the increase in the gables and ridge height result in an overbearing impact. Furthermore, the previously refused application, which had a higher ridge height and large dormer, was not refused on residential amenity grounds.

The properties beyond the rear boundary of the site are only circa 15m from the application property but are built on a significantly higher level. Also, as outlined above, the scheme was not previously refused on residential amenity and has been reduced in height and the dormer removed. As such, the residential amenity levels for the residents on Woodhead mews would be retained. A condition removing PD rights for rooflights and dormers on the rear roof plain will also be proposed.

The only windows proposed are the roof lights on the front roof plain. There would be some views of the neighbouring habitable rooms windows on the front elevations of the dwellings opposite, however, the sites are separated by the highway and the separation distances would meet or exceed the requirements of the SPD, as such, privacy levels would be maintained, in accordance with Local Plan Policy GD1.

Visual Amenity

It is noted that Wentworth Road accommodates a number of differing style, design, size, and age of properties. However, the application property does sit centrally between 2no. existing detached dwellings of a similar appearance and scale, with distinctive shallow pitched roofs. The previously refused application proposed a ridge increase of circa 1.65m which unreasonably altered the balance of those properties and resulted in a 'top heavy' building. However, the current proposal reduces the ridge increase by almost half at circa 0.9m. This would result in a less noticeable pitch increase on the roof, and it would not stand out significantly when compared with the immediately adjacent dwellings, as shown on the streetscene submitted with the application. As such, the host property would still sit comfortably within the streetscene and the previous reason for refusal would be partially addressed as a result.

The previous application incorporated a large rear dormer which was off centre and unbalanced the rear roof plain, furthermore, it did not meet the requirements of the SPD. The dormer has been totally omitted from this scheme, as such, it further addresses the previous reason for refusal.

Another point of concern of the previous application was the roof lights on the front roof plain which also incorporated Velux balconies which create a balcony area once opened. This scheme does still incorporate rooflights, however, they are now of a standard design, are reduced in number and size, and also line up vertically with the openings below. They are more in line with other roof lights evident within the immediate area and would sit comfortably within the streetscene. As such, the final element of the previous reason for refusal would be addressed and visual amenity would be maintained, in accordance with Local Plan Policy D1.

Highways

The existing parking arrangements would remain unaltered.

Conclusion

The previous reason for refusal has now been addressed, as such, taking into account the relevant development plan policies and other material considerations, subject to conditions, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission. The proposal therefore complies with the development plan as a whole and the advice in the NPPF. As such the scheme is considered to accord with policies and guidelines and is recommended for approval.

Recommendation

Approved subject to conditions