
2022/0004

Mr Billy Hall

Upward first floor extension, installation of rear dormer window, alterations to fenestration details and external materials (Amended Plans)

48 Wharfedale Road, Gawber, Barnsley, S75 2LJ

Site Location & Description

The applicant's property is a detached buff brick bungalow located on Wharfedale Road in Barnsley. The bungalow is L-shaped with a hard surfaced drive to the front and a grassed garden to the rear. Wharfedale Road is entirely residential comprised of detached dwellings with a variety of dwelling type, structures and general appearances. The most common construction material is brick which varied in colour/texture – exemplified by the different coloured brick on the applicant's property. However, there are also examples of render and stone nearby.



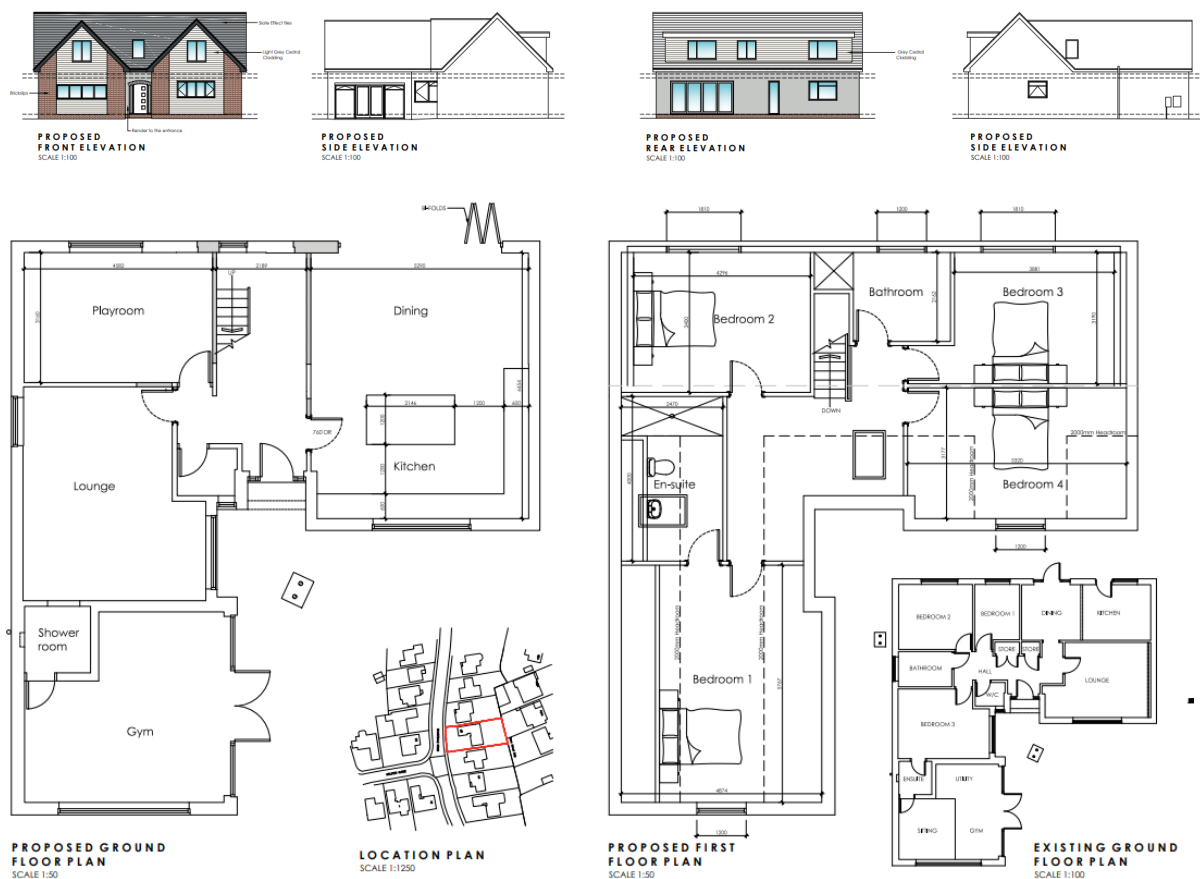
Proposed Development

The application was originally to convert the bungalow into a two-storey dwelling with an upward extension and a loft conversion. This has been amended and the description changed.

The applicant is now seeking approval to effectively convert the bungalow into a 1.5 storey dormer bungalow, with includes the following alterations:

- Raising roof height by 1.9m
- Installation of flat roof rear dormer
- Alterations to the fenestration details on the front and rear elevations including changes to openings and to the external materials
- Installation of 1 x roof light on Western-facing roof slope and 1 x roof light on the front roof slope

The rear dormer has a length of 11.8m, a height of 1.55m and a depth of 2m resulting a dormer measuring 18.3 cubic metres. The dormer will be constructed from Grey Cedral Cladding.



Relevant Planning History

None

Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - 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.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions 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 should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

Neighbouring properties were notified on two occasions – once for the original proposal (January 2022) and once for the amended proposal (June 2022).

Original proposal:

Two comments were received, objecting to the proposal raising the following points:

1. Impact on privacy – the addition of a first floor to the bungalow with 3 windows overlooking our property will significantly overlook the neighbouring properties.
2. Reduction of natural light – the bungalow is closely linked to the side of a neighbouring property and the raising of the roofline will significantly reduce the natural light to neighbouring habitable rooms and rear garden areas.
3. Questioned whether the 45-degree rule has been complied with
4. Design of the extension – the design of the alterations along with the proposed roofing tiles and cladding will be out of character with the surrounding properties.

Other comments were also raised such as parking of construction vehicles within 10 metres of a junction, impact of the build on the shared drains and other construction matters such as the position of scaffolding and ladders on neighbouring land. However, these are non-material planning considerations.

Amended proposal:

Two comments were received, objecting to the amended proposal raising the following points:

1. The dormer to the upper rear floor will further increase the loss of natural light to the neighbouring property's habitable room windows.
2. The dormer will increase the field of vision to overlook the neighbouring rear garden and consequently add to the loss of privacy and enjoyment of our property.
3. Design of the amended proposal – this is still out of character with the area and it is questioned whether it would set a precedent of the conversion of other bungalows on

Wharfedale Road thereby reducing the availability of smaller properties to facilitate downsizing opportunities for older residents.

4. The development is going against the intended pattern and character of development in the area with the development which was originally open with unobstructed views out of habitable room windows.
5. The conversion of a bungalow into a two storey dwelling will make the dwelling out of character and out of sequence with the format of the rest of the road. This will have an impact on the appearance of the surrounding area.

Other non-material planning considerations have been raised such as:

1. The upper floor being a gymnasium which will result in placing more weight on the existing foundations and again question the load bearing capability of the concrete raft.
2. Impact on drainage.
3. Parking within 10m of a junction being a highways offence.
4. The neighbours being given no indication of the likely duration of the building programme which will likely be lengthy due to the scarcity of building materials.
5. The timeline of building taking longer than expected, which leads to an untidy and disruptive building site.

Assessment

Principle of Development

The site falls within the urban fabric which has no specific land allocation; however the site and immediate surrounding area is made up principally of housing. Extensions, alterations to residential properties and the erection of domestic outbuildings are considered acceptable in these areas where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety.

Residential Amenity

The proposed development does not increase the footprint size of the dwelling but proposes several alterations to the dwelling which will potentially impact the residential amenity enjoyed by neighbouring properties.

The dwelling is set directly to the South of the neighbouring property at no. 50 and is also on a slightly higher ground level (c. 0.5m) than no. 50. Extensions and domestic alterations which are situated directly to the South of neighbouring properties, particularly to habitable room windows and their garden areas generally have a greater overshadowing impact than other directions – due to the orientation of the sun and its movement throughout the day. As such, the raise in the roof level is likely to increase the overshadowing impact on no. 50 but the increase of 1.9m is not considered to be excessive in this location given that the two neighbouring properties on either side are both two storey. Additionally, raising the roof level does not bring the dwelling closer to either neighbouring property. The site visit showed that there is a small window on the Southern part of the rear elevation of no. 50 but this appears to be a secondary window with the main ground floor habitable room windows on the Northern part of the rear elevation serving the living room. The midpoint of the small kitchen window is approximately 3.8m from the closest point of the dwelling but to reiterate this separation distance is not being decreased through the proposal. It is also appreciated that there is a window on the Southern side elevation of no. 50 which would look directly onto the proposed alterations/extensions, but this appears to be a secondary access door and already looks onto the side elevation of the applicant's dwelling. Further, the SPD only seeks to protect habitable room windows on the front and rear elevations of neighbouring

properties. As such, whilst it can be appreciated that there will be a slight increase in the amount of overshadowing to no. 50 and its rear garden, this is not considered to be to a significant degree. The extension is set to the North of the other neighbouring property on the South side (no. 46) and the rear elevation of two dwellings are more or less in line with one another. Therefore, the impact of overshadowing over no. 46 is very minor. Similarly, if there are windows on the Northern elevation of no. 46 these are not protected by the SPD given that they are located on the side elevation.

In terms of loss of outlook, the 45-degree assessment has been used which draws a 45-degree angle from the mid-point of the nearest neighbouring habitable room window and if a significant part of the extension falls within this angle, it can be deemed to be overbearing to the neighbouring property, resulting in a significant loss of outlook. In this case, the proposed alterations do not seek to extend the footprint of the dwelling and when taking this assessment, only a very small portion of the dwelling/dormer falls within the angle when drawn from no. 50. No part of the dwelling falls within the 45-degree angle from the nearest habitable room window on no. 46. This is shown in the screenshot below. As such, whilst the concerns regarding loss of outlook from the neighbours can be appreciated, the Council takes the opinion that the proposed alterations to the dwelling will not lead to a significant loss of outlook that would justify a refusal on these grounds.



The dormer on the rear roof slope is situated at a separation distance of 14m to the rear boundary line and 27m from the rear elevation of the nearest property to the East (Rear). This is in compliance with the SPD which requires first floor habitable room windows on the rear elevation windows to be a minimum of 10m from rear boundary lines and 21m between habitable room windows. The dormer window faces East and not directly onto the rear gardens of the properties at either side (nos. 46 and 50). The dwelling is set further to the East than no. 50 and in line with no. 46 and whilst some level of increased overlooking will possibly occur to these properties, any view into the garden area will be at an acute angle and is not considered to be severe enough to refuse.

Further, there are several proposed roof lights which obviously face upwards and not directly onto neighbouring properties. The rooflight on the Northern roof slope facing onto no. 50 is to serve an en-suite.

In order to protect any incremental harm to neighbouring properties, Permitted Development rights will be removed from the property in order to protect the residential amenity of neighbouring properties.

Overall, the concerns raised by the neighbours have been acknowledged and can be understood, but the proposed development does not increase the footprint size of the

dwelling and does not bring it closer to neighbouring properties or boundary lines. The raise in roof level will naturally increase the overshadowing impact to no. 50 to the North which will be accentuated by the fact that the ground level is slightly higher, and the extensions/alterations are set to the South. However, only a small part of the extended dwelling/dormer falls within the 45-degree angle as drawn from the mid-point of the nearest habitable room window of no. 50 – which is considered to be a secondary room in any case. The main habitable room windows on the rear elevation of no. 50 appear to be centred on the Northern part, serving the living room. These windows face East and is at a distance of c.8m from the applicant's property and will largely be unaffected in terms of privacy and overshadowing. Equally, the land to the immediate North of the applicant's property does not appear to be used for sitting/socialising. The proposed development is considered to marginally increase the overshadowing and overlooking to no. 50 and to a smaller degree no. 46 but in the opinion of the LPA, this is not severe enough to refuse the application.

Visual Amenity

The proposed development has been reduced in size, principally with the eaves height being dropped from 4.85m to 2.9m, and then a further amendment was sought to reduce the size of the dormer.

The footprint of the dwelling is not being increased through the alterations and whilst the roof level is being raised by 1.9m, the existing L-shape is being retained and it is considered that the original character is not being significantly disturbed or changed through the development. There is no defined restriction in the Council's SPD for how much the roof level of bungalows should be raised and whilst 1.9m is not a small amount to raise a single storey property, it is nestled between 2 x two storey properties. This raise in roof height is not considered to be excessive and would not appear out of place within this section of Wharfedale Road.

The SPD advises that dormer windows should feature a pitched roof, rather than a flat roof which is generally considered to be an inferior roof design and the LPA did initially request that the dormer to be changed to feature a pitched roof. However, this would have not achieved the required internal space for the desired living accommodation in the first floor. Whilst the dormer does feature a flat roof, it has been reduced in size, set in from the cheeks at either side of the dwelling by 0.7m, 0.6m from the eaves and set down by 1.2m from the roof ridge. As such, the dormer does not take up a disproportionate amount of the rear roof slope and in the opinion of the LPA does not detrimentally impact the character of the dwelling. Additionally, given that the dormer is on the rear roof slope, it will be screened from public areas by the existing dwelling and neighbouring properties. Further, flat roof dormers are generally permitted development, and this is potentially a route for the applicant to take in the future whereby the LPA would have no control over. All in all, whilst the SPD advises pitched roof dormer designs, flat roofed dormers have become much more commonplace on non-visible elevations given the permitted development rights outlined above.

The proposed development seeks to significantly change the external materials on the dwelling including the introduction of render and Grey Cedral cladding on the frontage. The street scene is largely comprised of brick, but these are different colours/textures and Wharfedale Road does not have a uniform street scene. However, there are also some examples of render on Wharfedale Road, as well as on surrounding roads (such as Craven Wood Crescent and Church Street). The proposed render is also limited to a small section of the front elevation on the proposed entrance. It is therefore considered that the introduction of render on the frontage is in keeping with the surrounding area and is acceptable. Church Street (c.200m) also serves as the connecting road to the estate from the North, off Redbrook Road, and is very diverse in terms of dwelling type, structure and external materials.

There are no examples of cedar cladding nearby on Wharfedale road itself and this is not necessarily considered to be in keeping with the surrounding area. However, it is not considered to be a poor construction material and is restrained to being a feature on the dwelling with brick being the primary construction material. The agent has agreed for the LPA to attach a condition requiring the developer to submit external materials details. This will ensure that high quality construction materials are used, and it is considered that the cladding will complement the proposed brickwork and render. The surrounding area (Wharfedale road itself and nearby Church Street – as shown in the examples below) is fairly diverse in terms of dwelling types, structures and external materials. Within this overall context, it is felt that the proposed external materials would have not have a detrimental impact on the character of the area.



The dormer is also proposed to be installed/finished with Grey Cedar cladding which is not an exact match of the existing roof tiles, but this is situated to the rear of the property and will be screened entirely from the road. As outlined above, permitted development rights exist that allow for dormers with external materials which are 'similar in appearance', rather than an exact match. As such, it is felt that such cladding will be acceptable subject to the details being appropriate.

The proposed alterations have been significantly reduced the original proposal in terms of their bulk and massing, with the eaves height dropped from 4.85m to 2.9m. The individual elements of the proposal have been assessed in further details above but accumulatively, it is considered that the overall character and design principles of the existing dwelling is retained whilst allowing for extensions to modernise and enlarge the property. The raise in roof will effectively make the bungalow a 1.5 storey dormer bungalow which is situated

between 2 x two-storey dwellings, in what is a fairly varied residential street scene. The external materials have been indicated on the proposed elevation drawings but will be confirmed at a later stage by virtue of a planning condition. The proposed development is considered to be acceptable in terms of design and visual amenity.

Highway safety

The proposed extensions increase the bedroom number of the dwelling from 3 to 4 but there is sufficient room on site for the parking of at least 2 vehicles which is in line with the Council's parking SPD for a property of this size. The proposed development is in compliance with local parking/highways policies and is considered to be acceptable in terms of highways safety.

Recommendation

Approve with conditions