
2021/1547

Mr and Mrs Harlow

Erection of two storey rear extension and loft conversion involving hip to gable roof extension and rear dormer window.

9 Cockerham Lane, Barnsley, S75 1AT

Site Location & Description

The red brick semi-detached dwelling is located in a predominantly residential area of similar styled properties, on the periphery of the Huddersfield Road Conservation Area but not within it. Access to the property is taken from Cockerham Lane with a driveway running along the southern boundary.

The historic Masonic Hall is located to the south of the dwelling and at a slightly higher level due to the fall of the land to the north.



Proposed Development

The applicant seeks permission for the erection of a two-storey rear extension along with a loft conversion consisting of a hip-gable extension and installation of a rear dormer window.

The two-storey extension to project a maximum of 3.3m from the elevation of the dwelling, with a step in at first floor level, extending the full width of the property.

Part 1 Class B of the General Permitted Development Order allows homeowners to undertake alterations which consist of additions or alterations to the roof.

Permitted Development

The enlargement of a dwelling house consisting of an addition or alteration to its roof.

Development is not permitted if:

- (a) permission to use the dwelling house as a dwelling house has been granted only by virtue of Class M, MA, N, P, PA, or Q of Part 3 of this Schedule (changes of use);
- (b) any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof;
- (c) any part of the dwelling house would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwelling house and fronts a highway;
- (d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –
 - (i) 40 cubic meters in the case of a terrace house or
 - (ii) 50 cubic meters in any other case
- (e) it would consist of or include –
 - (i) the construction or provision of a veranda, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
- (f) the dwelling house is on article 2(3) land
- (g) the dwelling house is built under Part 20 of this Schedule (construction of new dwelling houses); or
- (h) the existing dwelling house has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwelling house by construction of additional storeys).

Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwelling house;
- (b) the enlargement must be constructed so that –
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, as far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwelling house; and

- (c) any window inserted on a wall or roof slope forming a side elevation of the dwelling house must be –
- (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

Class B permits extensions to domestic dwellings where certain criteria are met. The dwelling is a semi-detached dwelling, and as such, PD rights allow homeowners to install a hip to gable extension and a flat roof rear dormer window.

$$1/3((AxB)/2)xC$$

A – depth of property 8.03m

B – height to ridge as proposed 3.2m

C – width of ridge extension (existing ridge to extent of new gable wall) 4.26

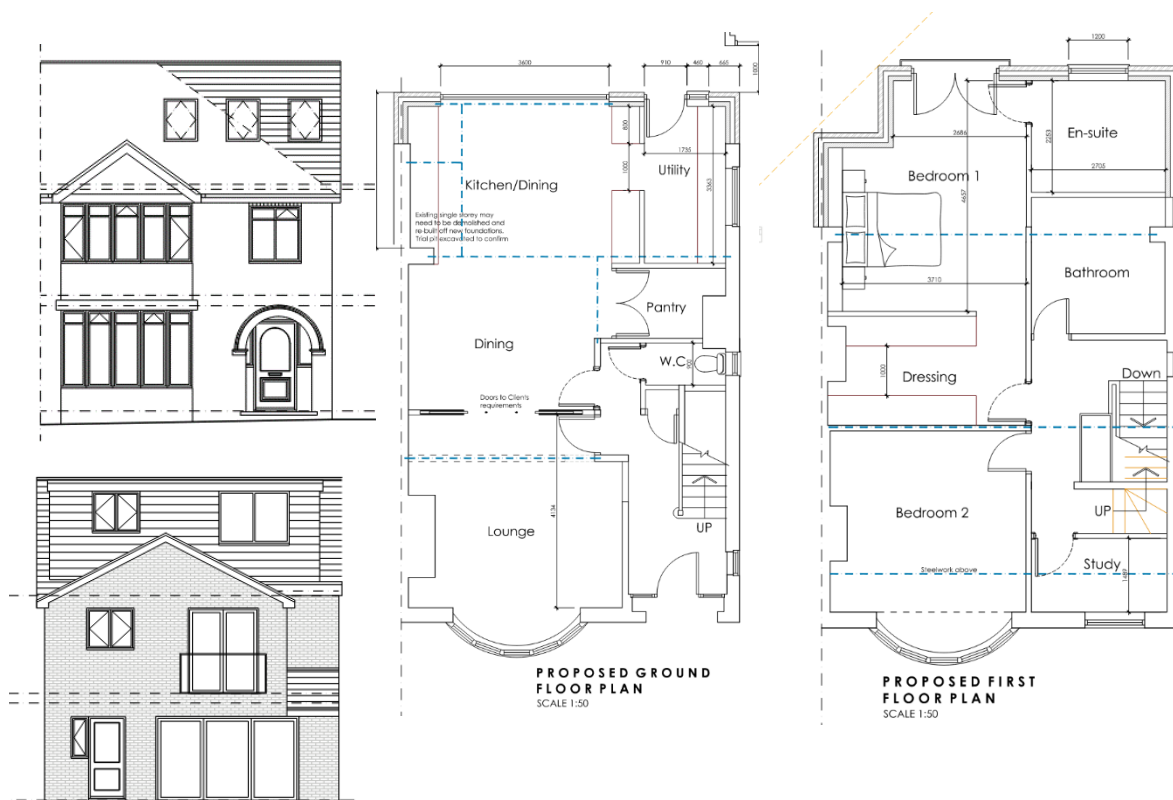
Hip-to-gable extension

$$\text{Volume} = 1/3((8.03 \times 3.2)/2) \times 4.26 = 17.92\text{m}^3$$

$$\text{Rear Dormer} = (6.8 \times 3.6 \times 2.5)/2 = 30.6\text{m}^3$$

$$\text{Total } 17.92 + 30.6 = 48.52\text{m}^3$$

Within volume limitations of 50m³, therefore the installation of the hip-to-gable extension along with the installation of the rear dormer window do not require planning permission, however for the avoidance of doubt and to ensure that they are constructed from suitable materials, in line with the General Permitted Development Order they will remain included within the description.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise, and the National Planning Policy Framework 2021 (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process.

Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

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.

Consultations

Conservation Officer – no objections, however a condition requesting conservation style roof windows has been requested.

Representations

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

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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

Residential Amenity

The proposed two storey extension is to be located on the eastern rear elevation of the dwelling, to the south of the adjoining property, 11 Cockerham Lane; whilst the extension is to be located to the south of this property and would lead to some increase in overshadowing, it is designed with a rear projection of 3.3m which is within limitations outlined in the Supplementary Planning Document, which states that two storey rear extensions to semi-detached properties should not have a rearwards projection exceeding 3.5m. In addition, the extension has been stepped in at first floor level to ensure that it complies with the guidance in the South Yorkshire Residential Design Guide to limit having an overbearing impact by not intersecting the 45-degree quadrant from the potentially affected window on the neighbouring dwelling.

There are no windows proposed on the side elevation of the proposed extension facing residential properties and those at ground floor on the southern side elevation would face towards the retaining wall between the property and the Masonic Hall to the south. The Juliette balcony located on the rear elevation at first floor level is located in excess of 10m from the rear boundary and as such would not increase levels of overlooking to an unreasonable level.

As mentioned previously the installation of the rear dormer window does not require the benefit of planning permission as it falls within the parameters of permitted development, nevertheless it does not project closer to the rear boundary than the existing rear elevation of the original dwelling and is considered not to increase levels of overlooking.

In light of the above, 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

Visual Amenity

The Supplementary Planning Document for House Extensions states that extensions should be of a design which harmonises with the existing building, should follow the building form of the original dwelling, and have a roof style, pitch and detailing to match. The proposed extension is designed with a pitched roof and harmonises well with the original dwelling. In addition, the fenestration and proposed construction materials are to harmonise well with the original dwelling.

It is acknowledged that the hip-to-gable extension would unbalance the pair of semi-detached dwellings, however as mentioned previously the hip-to-gable extension and the installation of the rear dormer window do not require the benefit of planning permission.

The dwelling is located within close proximity, but outside the boundary of the Huddersfield Road Conservation Area, and also within close proximity to the historic Masonic Hall to the south, nevertheless, it is not considered that the proposed development would affect the Conservation Area nor the setting of the non-designated Masonic Hall. Whilst the Conservation Officer has requested that conservation style roof windows are used, the installation of the roof windows on the front elevation do not require planning permission and as such it is considered that the inclusion of such a condition would be unreasonable. It is 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 HE1 Historic Environment

Highway Safety

The proposal does not result in the loss of off-street parking or the requirement for additional provision and as such is considered acceptable in terms of its impact on highway safety.

Recommendation

Approve with conditions