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2024/0011

Mr Adrian Evans

62 Springfield Road, Hoyland Common, Barnsley, S74 0BX

**Extension of existing roof to side to convert from a hipped roof to a gable end (permitted development) including the provision of a rear dormer and erection of single storey rear extension (Amended Description and Plans).**

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### Site Description

The application relates to a plot located on the south side of Springfield Road and to the west of the junction with Springfield Crescent and Greno View. The application site is within an area that is predominantly residential and comprises other two-storey semi-detached properties of a similar scale and appearance. Some differences include front boundary treatments, existing additions and render to the upper floor of some properties.

The property in question is a two-storey semi-detached house constructed of brick with a hipped roof and grey concrete roof tiles. The property is fronted by existing hardstanding with a garden to the rear accommodating a raised patio, pergola, and detached outbuilding enclosed by timber panelled fencing.



## Planning History

There are no previous planning applications associated with the application site.

## Proposed Development

The applicant is seeking approval for the extension of the existing roof to the side to convert it from a hipped roof to a gable end (to be completed using permitted development rights) and the insertion of a rear dormer window and the erection of a single storey rear extension.

The proposed flat roof dormer would project from the rear roof plane by approximately 3.4 metres with a height of approximately 2.2 metres. The dormer would be set below the ridge, and would be set back from the eaves by approximately 0.5 metres. The dormer would adopt the use of external slate tiling.

The proposed single storey rear extension would project from the rear elevation of the dwelling by approximately 4.2 metres with a width of approximately 5 metres. The extension would adopt a flat roof with a height of approximately 3.1 metres. The extension would be finished in a white render.



## **Policy Context**

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise; the National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 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 within the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***Policy SD1: Presumption in favour of Sustainable Development.***
- ***Policy GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

### Supplementary Planning Documents (SPD):

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

### 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 and beautiful places.***

### The Town and Country Planning (General Permitted Development) (England) Order 2015

Schedule 2, Part 1, Class B of the GPDO allows for the enlargement of a dwellinghouse consisting of an addition or alteration to its roof provided that: any part of the dwellinghouse, as a result of the works, would not exceed the height of the highest part of the existing roof; any part of the dwellinghouse, as a result of the works, would not extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway; and the cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres.

## **Consultations**

No consultees were consulted on this application.

## **Representations**

Neighbour notification letters were sent to surrounding properties and no representations were received.

## Principle of Development

The site falls within urban fabric which has no specific land allocation. Therefore, 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, including visual amenity and highway safety.

The applicant is seeking approval for the extension of the existing roof to the side to convert it from a hipped roof to a gable end to be completed under permitted development. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof is allowed without obtaining planning consent provided that it meets the criteria set out in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. Having checked these specifications along with other supplementary specifications, the proposal would comply with this legislation and requirements for permitted development.

## Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed extension of the existing roof to the side to convert it from a hipped roof to a gable end is permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 and can be implemented without the need to obtain planning consent.

The proposed dormer would project from the rear roof plane of the application dwelling and would be located to the east of 64 Springfield Road and to the west of 60 Springfield Road. The dormer would adopt a relatively large scale. However, as the dormer would be set below the ridge of the and set back from the eaves of the existing roof, any potential overshadowing impact is likely to be limited to the roofs of adjoining and adjacent properties and not principal habitable room windows. New windows would be limited to the rear elevation of the dormer and a sufficient separation distance more than 21 metres would be maintained to the rear boundary and the neighbouring properties beyond, in accordance with the SPD.

The proposed extension would project from the rear elevation of the application dwelling and would be located to the east of 64 Springfield Road and to the west of 60 Springfield Road. The proposal would exceed a rearwards projection of 4 metres (4.2 metres) and the 45-degree rule (which is applied to assess and limit the extent of overshadowing), contrary to the SPD. As such, it is acknowledged that some overshadowing could occur. However, the 0.2 metre difference in rearwards projection is minimal and the location of the extension in relation to the sun path is likely to limit any potential impact to the morning and evening and not at peak hours. Moreover, existing good quality boundary treatments and the adoption of a restrained roof height could provide additional mitigation further lessening any potential impact on neighbouring properties. Additionally, a smaller extension could be erected under permitted development without the need to obtain planning consent and would likely result in a similar level of impact. Furthermore, neighbouring properties were consulted on the application and no representations were received. Bi-folding doors

would be inserted on the rear elevation of the extension and a sufficient separation distance would be maintained to the rear boundary. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

### Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the original dwelling.

The proposed extension of the existing roof to the side to convert it from a hipped roof to a gable end would likely have the greatest impact upon the character of the street scene as it would be visible from public realm and would alter the character of the existing dwelling which is largely consistent with surrounding properties. However, this extension is permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) (Order) 2015 and can be implemented without the need to obtain planning consent.

The proposed dormer to the rear of the application dwelling would be set within the roof plane and would be set below the ridge by approximately 0.1 metre and set back from the eaves by approximately 0.5 metres. The dormer would be set in from the eastern gable by approximately 0.1 metre and the party line by approximately 0.2 metres, and would adopt a flat roof, be positioned so that existing and proposed window openings line up vertically and adopt a sympathetic external finishing comprising slate tiles. It is acknowledged that the proposal is not entirely compliant with the SPD, and an alternative roof type would have been preferred. However, a similar dormer could be implemented under permitted development, and as the dormer would be located to the rear of the application dwelling there is unlikely to be a significant adverse impact on the character of the street scene.

The proposed extension to the rear of the application dwelling would adopt a modest scale and would adopt a flat roof and be finished in white render. Whilst an alternative roof type and external materials would have been preferred, the extension would not be visible from the public realm and would therefore be unlikely to have a significant adverse impact on the character of the street scene.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

### Highway Safety

The proposed extension and dormer would be located to the rear of the application dwelling and would not interfere with existing parking arrangements to the front nor result in a requirement to provide additional spaces.

The proposal is therefore considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety* and highway safety would be maintained to a reasonable degree.

**Recommendation**  
**Approve with Conditions**