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**2021/0595**

Josh Fletcher

Dormer roof extensions to front elevation and rear single storey extension

20 Wentworth Crescent, Staincross, Barnsley, S75 6DR

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### **Planning History**

77/2240 – Rear conservatory extension - Approved

84/0380 – Rear dormer extension - Approved

02/0819 – Rear conservatory extension – Approved

### **Site Description**

The application relates to a detached, brick built, pitched roof bungalow. The property has been extended previously with a conservatory extension and a large flat roof rear dormer window. The property has a detached garage within the rear garden and can be accessed from an unmade track to the rear of the dwelling. The land to the rear is allocated as Green Belt and it appears that this area is outside of the residential curtilage, however it is currently being used for additional access/parking.

Wentworth Crescent contains a variety detached and semi-detached pitched roof bungalows. There are other dormer windows within the street scene including number 16 which has two pitched roof dormers to the front elevation. Along Bar Avenue most of the properties have clad flat roof front and rear dormers which can be seen from this street.



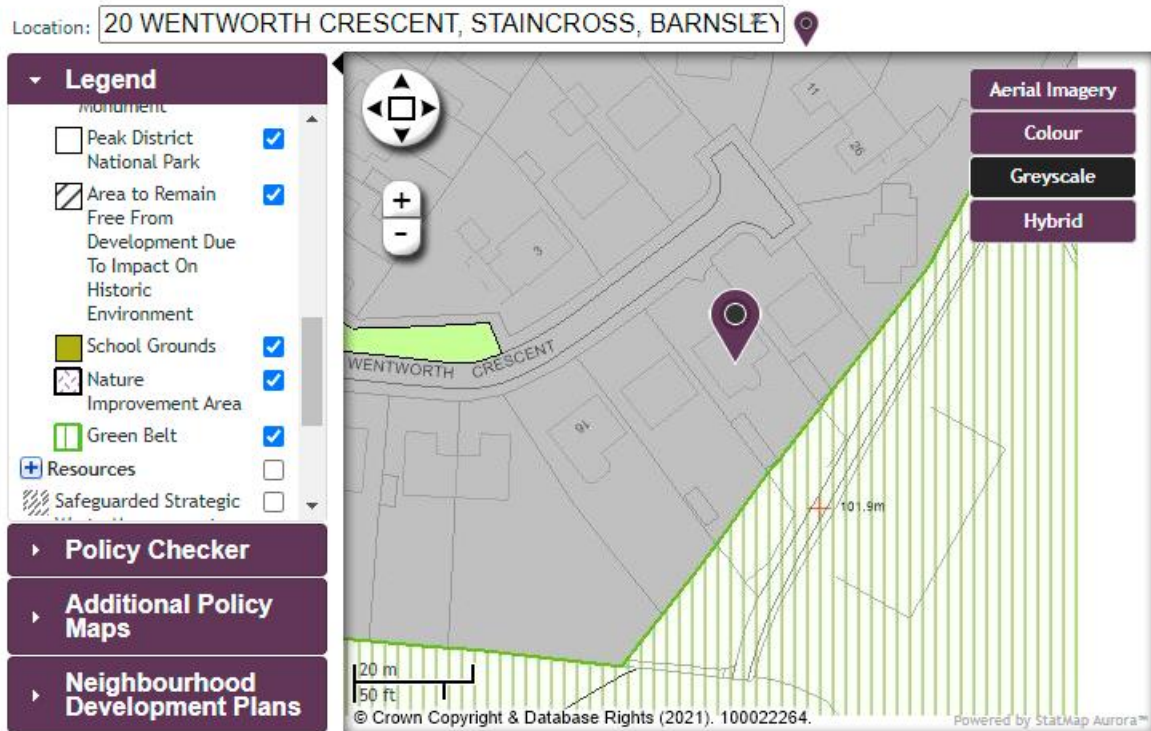
**Examples of dormers in the street scene.**







## Local Plan (adopted in 2019)



[View full-screen map](#)

### Local Plan map showing rear Green Belt allocation

#### Proposed Development

The applicant seeks permission to construct two dormer windows to the front elevation and the removal of the existing conservatory and erection of a single storey rear extension. The materials proposed would match the existing dwelling.

It should be noted that the flat roof rear extension which has a projection of 4m and 2.85m in height, could be constructed under part 1, class A of the General Permitted Development Order and is therefore permitted development and not under consideration.

The proposed dormers would be tile hung and with matching rooftiles. They would allow for two additional bedrooms within the roofspace.

The plans originally proposed an extension to the existing garage, however due to concerns that the site for the garage extension is set outside of the defined residential curtilage, this aspect of the proposal has been removed. The applicant would need to consider a further planning application to change the use of the land into residential curtilage or to submit an application for a Certificate of Lawful Use, should an application for an extension to the garage be required in the future.

#### 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.

In terms of dormer windows, the SPD states: -

To assess whether a dormer on the front or principle elevation will be appropriate, the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations.

So as not to dominate existing roof lines and retain its original form, dormers should be set within the roof plane (see Figure 8.17) and not be built off an external wall. The guidelines below should therefore be followed:-

- The dormer should sit within the roof plane and the top of the dormer should usually be below the ridge (A)
- Dormers and roof lights should be set back from the eaves (B) and gable by at least 0.5m (C)
- They should be at least 0.5m away from the party walls with adjacent properties. (D)
- Where there are existing dormers in the same roof plane, for instance in a terrace, new dormers should line up horizontally.
- It is also important that dormers and roof lights reflect the pattern of existing window openings. They should be positioned to line through vertically with the window openings below.
- Roofing materials for pitched roof dormers should match the main roofing material.
- Unless glazed, the sides (or cheeks) of the dormer should be the same or similar in appearance, particularly in colour to the main roofing material
- Cladding to the front of the dormer should be minimised
- Glazing on windows on the side elevation must be obscure.

### **Representations**

No comments have been received

## **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.

As outlined above, the proposed rear extension falls under permitted development rights, as such, the proposed front dormers are the focus of this report.

### **Residential Amenity**

The proposed dormer windows are set to the front elevation of the property and would not cause any significant overlooking of adjacent properties. The separation distance from the proposed windows to habitable room windows of adjacent dwellings is in excess of the 21m required by the SPD. The proposal does not have any windows to the side elevation, as such privacy levels would be acceptable, in accordance with policy GD1.

### **Visual Amenity**

To assess whether a dormer on the front or principle elevation will be appropriate, the SPD states that the roofs of the surrounding buildings should be examined. Unless the street is characterised by dormers on the frontage, or these are a feature of the area/street/terrace, dormer windows should be located on the rear or secondary elevations.

Wentworth Crescent contains a variety detached and semi detached pitched roof bungalows. There are other dormer windows within the street scene including number 16 which has two pitched roof dormers to the front elevation (approved in 2005), which has as a result set a precedent for this type of development on Wentworth Crescent. Along Bar Avenue most of the properties have clad flat roof front and rear dormers which can be seen from this street.



### **Number 16**

In terms of design, the SPD states that 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. In addition, pitched roof dormers are generally considered more appropriate for both

aesthetic and practical reasons. The proposed dormer windows have been designed with pitched roofs so that they match the style of the windows seen on number 16 Wentworth Crescent. The dormers would be tiled to match the existing roof and the existing dormer on the rear elevation, in line with the SPD guidance. The windows have been set so that they are symmetrical within the roof slope, however as the windows below are different sizes and are not symmetrical, the dormers have been designed so that they line up with the windows below as much as possible. Overall the proposal is considered to be acceptable in terms of visual amenity and complies with the SPD and Local Plan Policy D1.

**Recommendation**

Approve with conditions