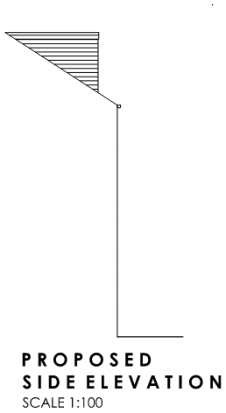
Householder Proforma

Application Ref: 2022/0080
Address: 201 Park Road, Barnsley, S70 1QW
Property Description: The dwelling subject to this application is a stone fronted split level property situated within a row of similar properties, some of which benefit from dormer windows. There are front dormer windows located within the street, which are a mix of style, construction materials, and age.



Proposed Extension: Dormer roof extension to front of dwelling





Neighbour Representations: No
Consultees: None
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes

The applicant seeks permission for the installation of a flat roof dormer window on the front elevation of the dwelling.

Supplementary Planning Document – House Extensions and Other Domestic Alterations 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, with vertically proportioned, pitched roof dormer windows traditionally found in the Barnsley area.
Flat roof dormers which tend to be larger and have a horizontal emphasis can be seen in more recent housing developments and have proved to be more expensive to maintain and prone to failure. Consequently, pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons.
It goes on to state that unless the street is characterised by dormers on the frontages, dormers should be located on the rear or secondary elevations.

Whilst flat roof dormer windows are generally not considered acceptable, there are various examples of dormer windows within the vicinity of the site. Some, vertically proportioned pitched roof dormers which are clearly of Victorian design and form part of the construction of the original buildings, others, flat roof, horizontally proportioned windows which do not benefit from planning permission, are clearly of a more modern construction.

The dwelling is a narrow, mid terrace property and the design of the dormer is such that it sits within the roof slope and its set down from the ridge and set in from the eaves and the party boundary. It has also be designed with two windows to mimic the fenestration of the dwelling, whilst the windows within the dormer do not align vertically with those in the front elevation to do so would create imbalance and elements of blank wall which is considered to add emphasis to the dormers presence.

The flat roof design and minimal projection from the roof slope, reduces the bulk of the dormer when viewed from the side, in addition the proposed dark grey cladding lessens its prominence within the street scene. Given that there are other flat roof dormers within the street scene, several properties to the west of, and opposite the site it is considered that on balance the proposed front flat roof dormer would not be out of character with the area nor result in a dominant feature within the street scene and as such is acceptable.

Recommendation: Approve with conditions