

2024/0728

Ms Abbey Baldwin

4 Tenters Green, Worsbrough, Barnsley, S70 5JY

Alterations to roof and installation of front dormer extension to dwelling

Site Description

The application relates to a detached bungalow on Tenters Green within the Worsbrough area. The property is formed from light brown brick with a tiled hipped roof. The surrounding area is characterised by similar bungalow properties with varying brick colours.



Planning History

B/84/1268/WB - Extension to bungalow – Historic Decision

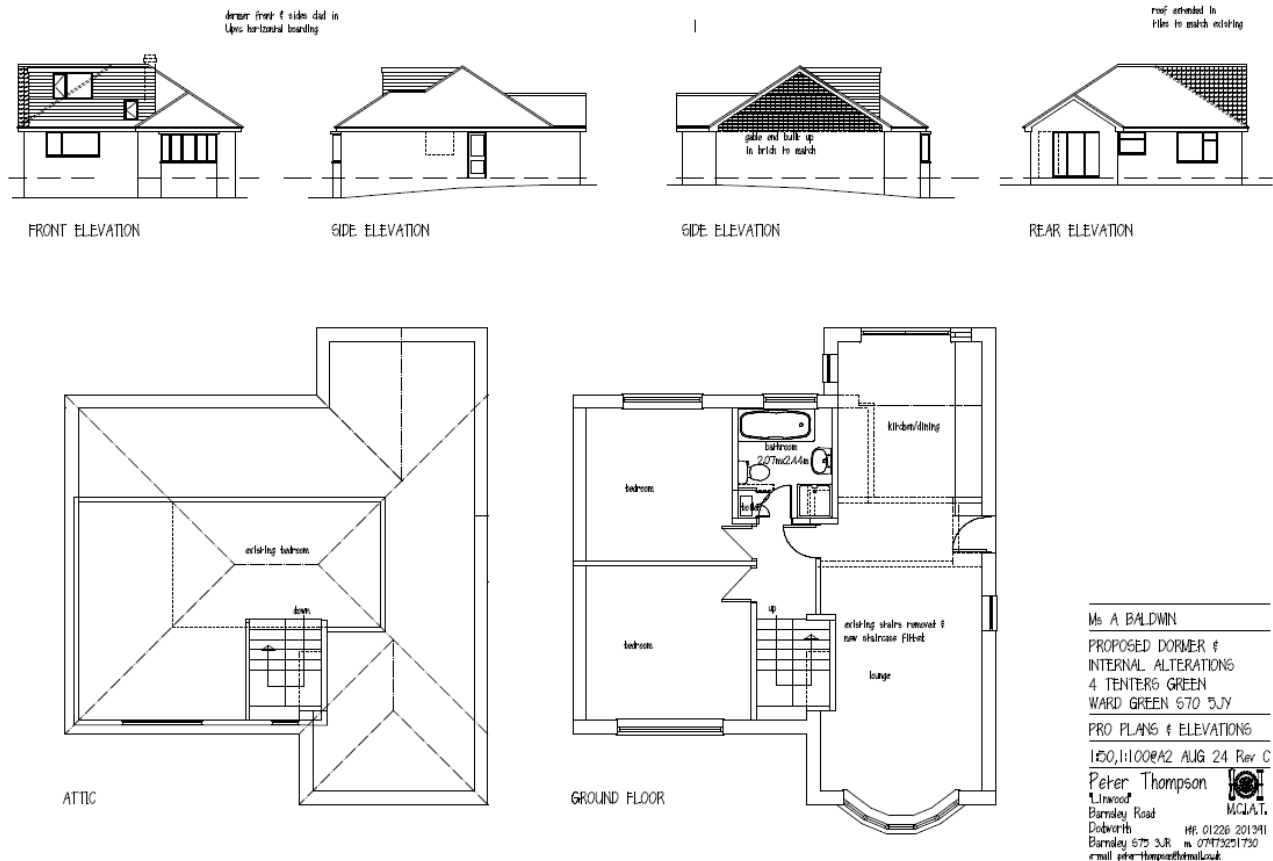
Proposed development

The applicant is seeking permission for a flat roof dormer extension to the principal elevation of the property.

The proposed dormer would have a height of approximately 2.3 metres and an approximate width of 5.6 metres. The dormer is proposed to be set in from the west side elevation by approximately 0.5 metres; set down from the ridge and back from the eaves. The dormer has an approximate proposed volume of 22 cubic metres.

In order to incorporate the dormer size the roof form has been changed on the west side elevation from a hipped roof to a gable roof form. This has an increase in roof volume of approximately 12.3 cubic metres.

Matching materials have been proposed to the change in roof form with UPVC cladding to the dormer.



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 in 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 D1: High Quality Design and Place Making.***
- ***Policy GD1: General Development.***
- ***Policy T4: New Development and Transport Safety.***

Adopted Supplementary Planning Document: House Extensions and Other Domestic Alterations

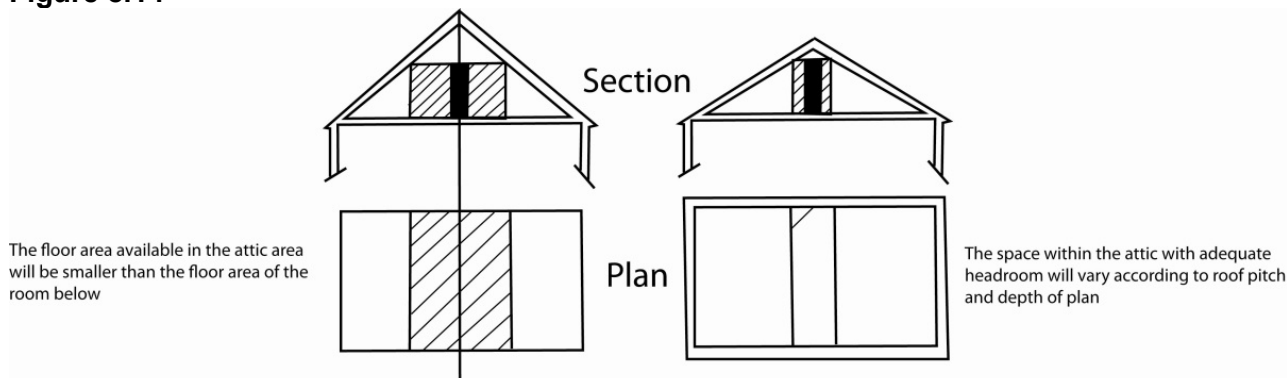
This adopted document establishes the design principles that specifically apply to the consideration of planning applications for domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The *Supplementary Planning Document: House Extensions and Other Domestic Alterations* also provides guidance in relation to specific types of development. Dormer Windows are outlined in paragraphs 7.33, 7.34, 7.35, 7.36, 7.37, 7.38, 7.39, 7.40, 7.41 and 7.42.

Dormer Windows

7.33 When considering whether to install a dormer window you should assess whether there is adequate space within the attic to accommodate a room(s) with adequate headroom without requiring a dormer extension that will dominate the roof (Figure 8.14). In general, providing that the roof pitch allows adequate height, a space approximately half the area of the floor below can be created.

Figure 8.14



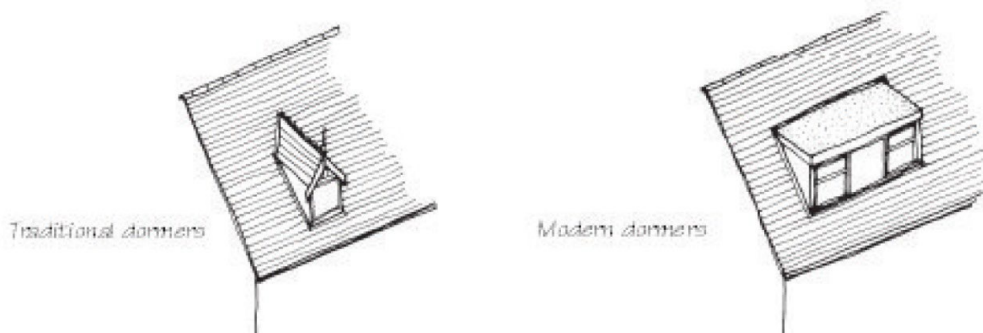
Style

7.34 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.

7.35 Vertically proportioned dormer windows with pitched roofs are traditionally found in the Barnsley area (Figure 8.15).

Figure 8.15

Figure 8.16



7.36 Flat roof dormers which tend to be larger and have horizontal emphasis can be seen in more recent housing developments. These have proved to be more expensive to maintain and prone to failure (Figure 8.16). Flat roof dormers are considered aesthetically inferior and are not normally acceptable.

7.37 Consequently, pitched roof dormers are generally considered more appropriate for both aesthetic and practical reasons.

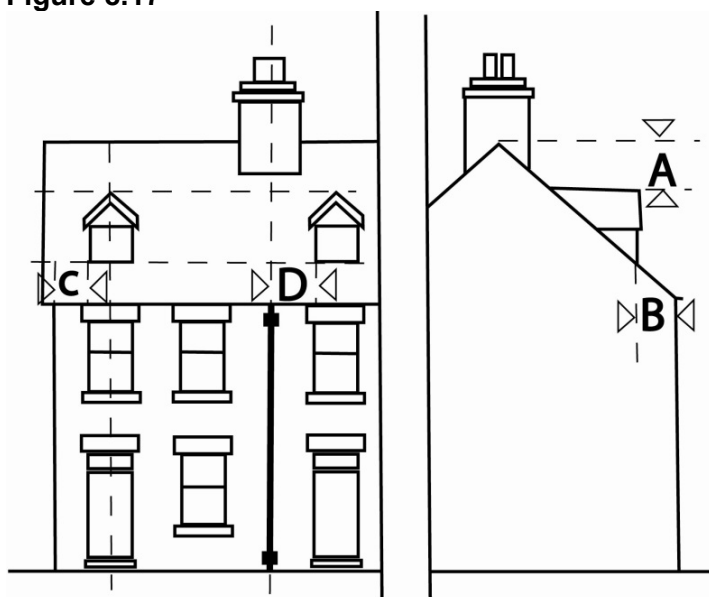
Location

7.38 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.

Positioning and relationship to other windows

7.39 The positioning of the dormer on the roof will have an impact on both the house and its neighbours.

Figure 8.17



7.40 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 0.5 metres (C)
- They should be at least 0.5 metres away from the party walls with adjacent properties. (D)

7.41 Where there are existing dormers in the same roof plane, for instance in a terrace, new dormers should line up horizontally.

7.42 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.

Materials

- 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.

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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

Assessment

Principle of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety.

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed principal elevation dormer would cause some increased overbearing levels to 2 Tenters Green. The change in roof form to gable will reduce the levels of outlook from the principal elevation of 2 Tenters Green increasing this overbearing impact. The addition of the roof dormer would increase this impact. Some increased overshadowing will be caused; however, it is acknowledged this would be mainly restricted to the mornings. No increased overlooking levels will be caused as the proposal would provide no more overlooking impact than the existing principal elevation glazing.

Although some impacts would be caused, the proposal is not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have a significantly overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling,

Flat roofed dormers have proved to be more expensive to maintain and prone to failure. Flat roof dormers are considered aesthetically inferior and are not normally acceptable.

The proposed dormer is considered too large and overly dominant on the site. A change in roof form is required to provide the dormer which changes the existing character of the dwelling. It is acknowledged there has been an attempt to set in the dormer from the west elevation by approximately 0.5 metres and to set the dormer back from the eaves, however there is minimal set down from the ridge. The use of matching materials is acknowledged.

Flat roofed dormers are not considered acceptable as they are considered to be an inferior in terms of construction and aesthetics, especially to principal elections. It is acknowledged the evidence of a flat roofed dormer on the street at 5 Tenters Green, however we do not accept this precedent as this was approved in the year 2000, prior to the current policy and is in contravention to current policy and dormers are not otherwise characteristic of the streetscene. The proposed dormer is also far more dominant on the site dwelling and on the street scene than the dormer at 5 Tenters Green. This will cause additional detrimental impact on the character of the street scene.

In addition, the large dormer is proposed to be located to the to the front elevation of the hipped roof modestly proportioned bungalow and would leave the dwelling appearing unbalanced and asymmetrical within the streetscene, with the extension appearing overly dominant.

The proposal is therefore considered to significantly alter or detract from the character of the street scene and is considered to not comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would therefore be unacceptable regarding visual amenity.

Highway Safety

The proposal would not result in an increase in bedroom accommodation. The site already provides enough parking facilities for 2 or more cars so will not require any additional parking facilities.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Recommendation Refuse