

2025/0015

Ms Abbey Baldwin

4 Tenters Green, Worsbrough, Barnsley, S70 5JY

Alterations to roof and installation of front dormer extension to bungalow.

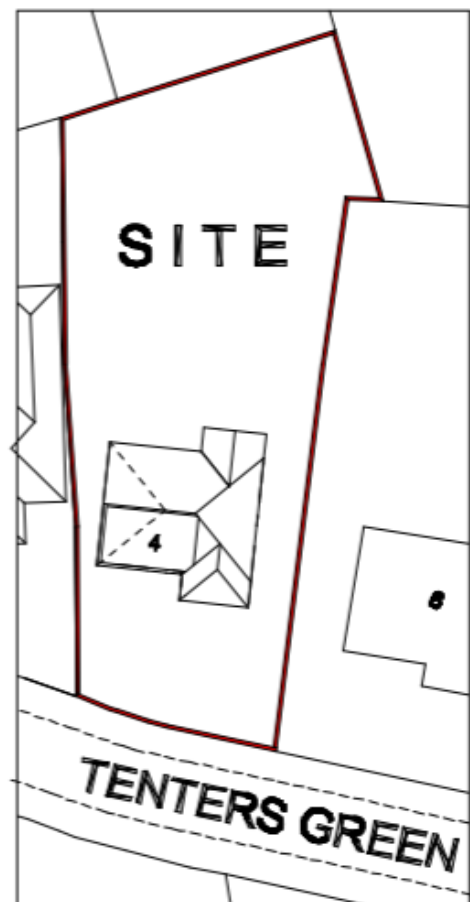
Site Description

The application relates to a detached bungalow on Tenters Green within the Worsborough area. A small garden is located to the front with a modest garden to the rear. The site provides parking and a driveway to the east of the site. The property is constructed from brown brickwork with a hipped tiled roof. The surrounding area is characterised by similar detached bungalows with varying materials.



LOCATION PLAN

SCALE 1:1250



Relevant Planning History

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

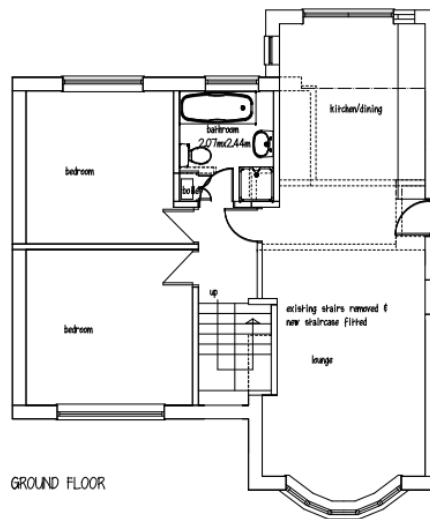
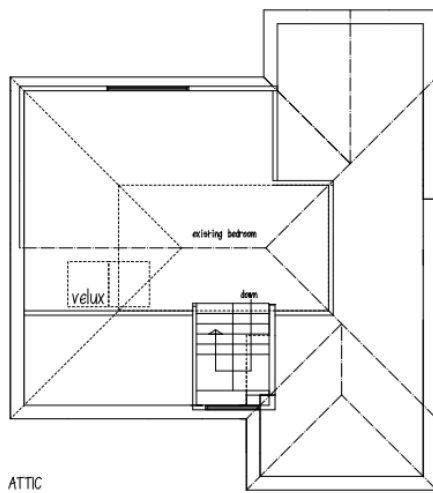
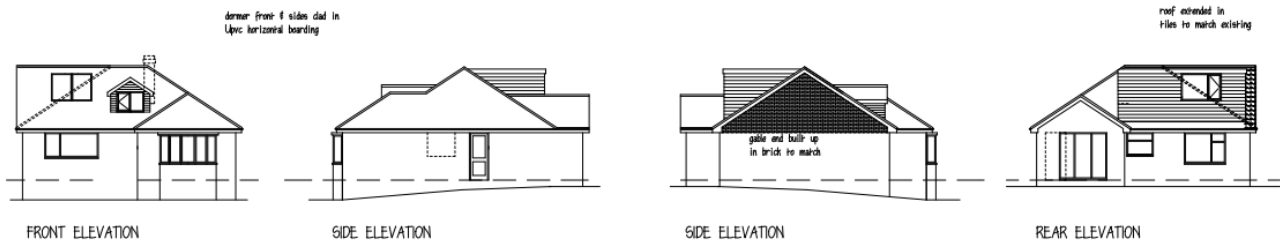
2024/0728 - Alterations to roof and installation of front dormer extension to dwelling - Refused

Proposed development

The applicant is seeking permission to change the existing east hipped roof to a gable roof on the west elevation of the property and to erect a dormer on the rear elevation. A dormer is also proposed to the front elevation.

The proposed flat roofed rear dormer would provide a rearward projection of approximately 3.4 metres and an approximate height of 2.2 metres. The dormer would be approximately 5.6 metres wide and be set in from the west side elevation by approximately 0.5 metres. Glazing is proposed to the rear of the dormer servicing a bedroom. The proposed front elevation dormer would provide a pitch roof and be set down from the ridge of the existing dwelling by approximately 0.5 metres and back from the front elevation by approximately 0.5 metres. An approximate width of 2 metres is proposed with an approximate ridge height of 1.5 metres and an approximate eaves height of 0.7 metres. The glazing to the front of the dormer is to service the stairways which provide access to the bedroom. A roof light is proposed to the front elevation servicing the bedroom. A roof light is proposed to the front elevation servicing the bedroom.

Cladding is proposed to both the rear and front dormer along with matching tiles and brickwork for the gable roof alteration.



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 INTERNAL ALTERATIONS
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 WARD GREEN S70 5JY
 PRO PLANS & ELEVATIONS
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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.***

Supplementary Planning Document(s)

- ***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 places.***

Consultations

Public Rights of Way – No comments received

Representations

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

Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

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.

It is acknowledged the proposed roof change from hipped to gable could increase the level of dominance to neighbouring properties to the west, however given the proposed roof alteration provides an increase in volume of approximately 14.5 cubic metres, the roof form could be changed under permitted development (not needing planning permission). It would therefore not be prudent to restrict this aspect of the proposal. An approximate distance of 30 metres is maintained between the rear dormer window and the nearest elevation of any neighbouring properties to the rear. This is considered acceptable and is greater than the desired 21 metres outlined within the House Extensions and Other Domestic Alterations SPD. Minor levels of overlooking could occur to the rear amenity space of 2 Tenter's Green, however this is greatly restricted by an existing side extension on the neighbour's site. The proposed front dormer window services a stairway and so would not provide any detrimental overlooking issues. Furthermore, an approximate distance of 23 metres is maintained to the nearest elevation of any neighbouring properties. Again, this is greater than the 21 metres outlined within the House Extensions and Other Domestic Alterations SPD.

As such, this weighs significantly in favour of the proposal.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an 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.

Although the proposed rear dormer is flat roofed, the dormer cannot be seen from the street scene and will therefore not have a detrimental impact on the visual amenity of the property. It is also noted other properties within the area have rear flat roofed dormers which pose little impact to the visual amenity of the street scene. The front dormer provides a pitched roof which although is not common in the street scene, is preferred to a flat roofed proposal. The front dormer has been detailed to provide a significant set down from the ridge and set back from the eaves, allowing the proposal to be in line with the House Extensions and Other Domestic Alterations SPD. The size of the front dormer is considered modest in proportion to the dwelling and does not have an overly dominant

impact on the character of the property. UPVC cladding is proposed which is evident on other roof dormers within the area. Matching brickwork is proposed for the gable elevation of the roof change.

This therefore significantly weighs in favour of the proposal.

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

Highway Safety

The proposal does not result in the loss of any parking facility or increase in the number of bedrooms and so does not impact highway safety. This weighs substantially in favour of the proposed development.

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

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although some concerns are present with regards to the materials used on the front dormer, there is evidence of similar materials within the street scene and the proposed dormer provides an improved roof design over other dormers within the area. On balance, this application is therefore recommended for approval.

Recommendation
Approve with Conditions