

2023/0736

Mr A Webb

Erection of single storey extension front porch extension

4 Allendale Road, Hoyland, Barnsley, S74 9AP

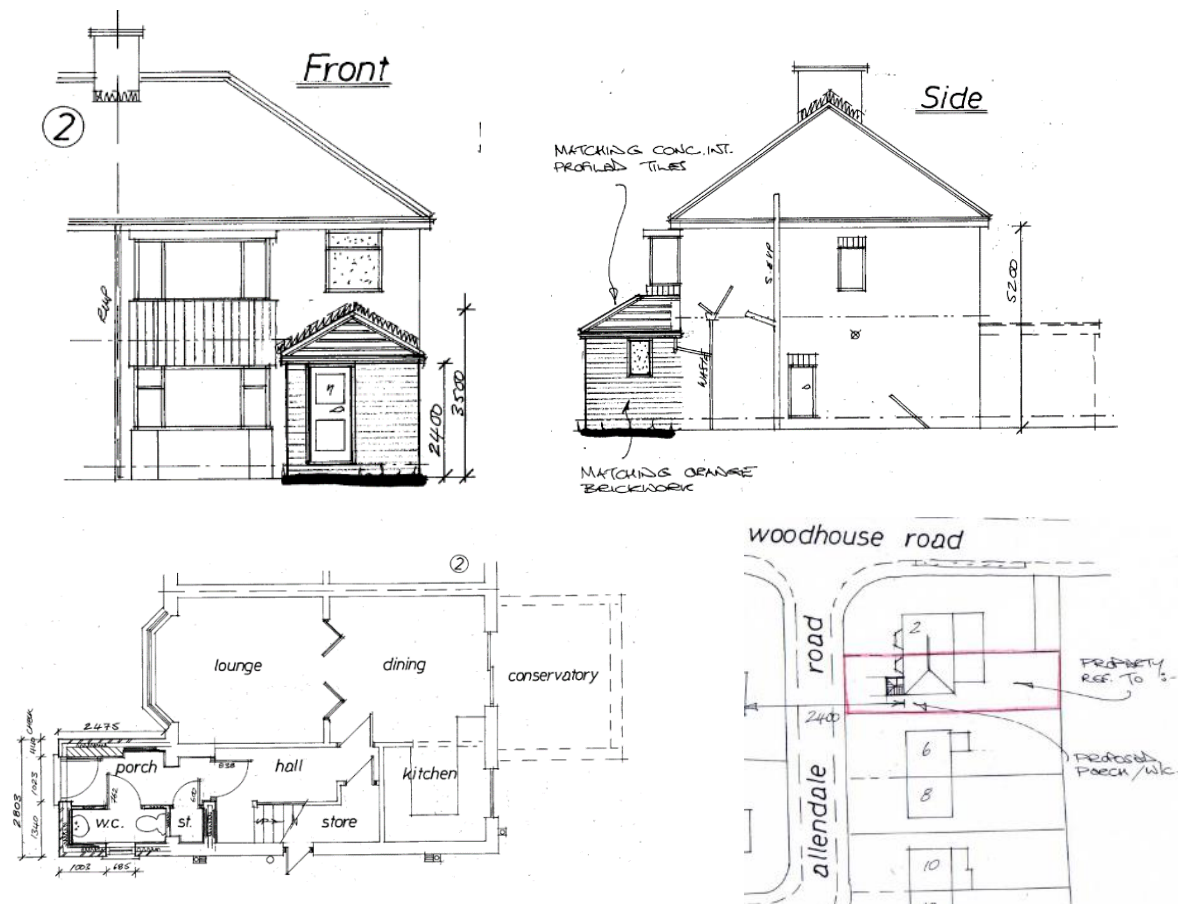
Site Location & Description

Allendale Road is a residential estate road within Hoyland, the area is residential in nature and is characterised by two-storey semi-detached dwellings and 1930s style construction.

The application relates to a two-storey, semi-detached red brick-built, dwelling located on the eastern side of Allendale Road, close to the junction of Allendale Road and Woodhouse Road. The dwelling is set back from the highway with a mature tree located within the modest front garden; the property currently benefits from a driveway to the side of the dwelling accessed from Allendale Road leading to a detached garage to the rear.

Proposed Development

The applicant seeks permission for the erection of a single-storey porch extension to the front elevation of the dwelling. The extension is to project 2.4m from the front elevation of the dwelling, extending 2.8m along it, and is to be designed with a hipped roof 3.5m in height.



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the 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 also 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 and 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

The site is allocated as Urban Fabric within the Adopted Local Plan, which has no specific land allocation and therefore the following policies are relevant:

Policy GD1 General Development

Policy D1 High Quality Design and Place Making

Policy SD1 Presumption in favour of Sustainable Development

Supplementary Planning Document: House Extensions and Other Domestic Alterations

The Supplementary Planning Document (SPD) sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations and indicates that these developments:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

Consultations

None

Representations

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

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation; however, the site and surrounding area is made up principally of housing. 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.

Visual Amenity

The front elevation of a building is the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design and will not be considered acceptable where they detract from the quality of the existing dwelling or character of the street scene or cause overshadowing to neighbouring dwellings.

Modest single storey front extensions, which are in keeping with the style of the existing house, may be allowed. For example, a small extension to form a porch and provide some extra space in the front living room, which adopts the form and features of the original dwelling would be acceptable. However, a larger flat roof extension, with a conservatory-like front, would be unacceptable.

Porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling.

The proposed extension is designed to reflect the original dwelling in terms of roof style and pitch and is to be constructed from materials which match the original dwelling. It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan Policy D1: High Quality Design and Place Making.

Residential Amenity

The dwelling and its attached neighbour benefit from well-proportioned windows to the front elevation in the form of two-storey bay windows located adjacent the party boundary. The proposed extension is to be located on the western front elevation of the dwelling, adjacent to the side elevation and therefore set in from the party boundary. Due to the location of the front elevation and given the extensions modest projection it is not considered that it would increase levels of overshadowing of the neighbouring dwelling to the north. Nor would the extension lead to overlooking, as the proposed extension does not include windows along either side elevation.

In light of the above, it is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook of neighbouring properties to a detrimental level and is in compliance with Local Plan Policy GD1.

Highway considerations

The proposal does not result in the requirement for additional parking provision, nor does it see the loss of existing parking provision and as such the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4.

Other Issues – Trees

As mentioned previously, there is a tree located within the front garden of the dwelling which the applicant proposes to retain. A tree protection methodology statement, along with tree protection details have been submitted as part of the application. The forestry officer has been consulted on the application and given the nature of the scheme and the information submitted raises no objection to the proposed development.

Conclusion

Based on the assessment above it is considered that the proposed development would not have a significant adverse impact on the amenity of neighbouring residents by means of overshadowing, overlooking or loss of outlook, nor would it have a detrimental impact on the character of the street scene or upon highway safety and as such is in compliance with Local Plan Policies GD1, D1 and T4 and is acceptable.

Recommendation

Approve with conditions