

2021/1525

Mr Alastair Johnson

5 Tenters Green, Worsbrough, Barnsley, S70 5JY

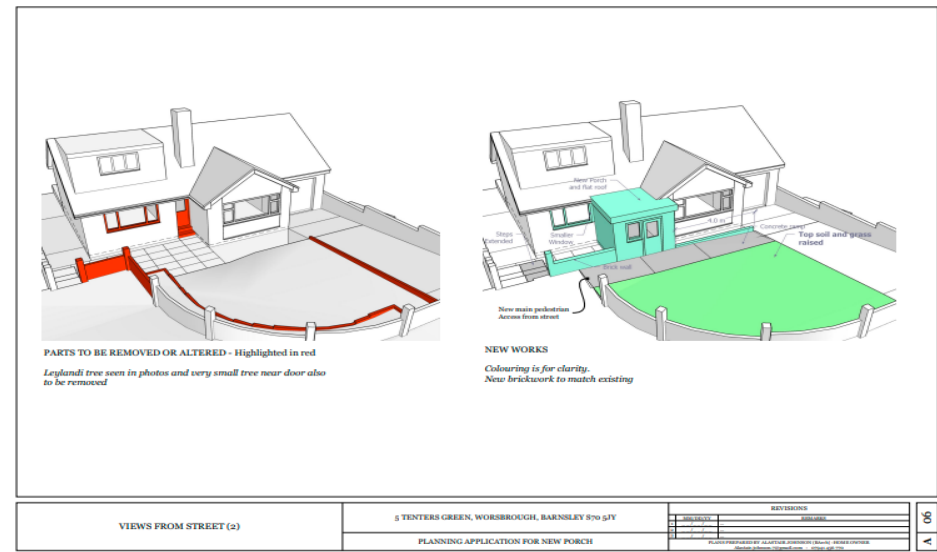
New porch to front of bungalow, provision of associated ramp to provide level access for disabled access and re-profiling of front garden

Site Description

The dwelling is a detached bungalow located in Worsbrough. Tenters Green has a consistent street scene predominantly featuring other bungalows of a similar design to the host dwelling. The dwelling has a small garden and driveway to the front which leads to an integral garage.

Proposed Development

The applicant is seeking approval for the erection of a front porch extension. The extension will project 1 meter from the front elevation of the dwelling. The extension has a width of 2.6 meters. The extension will feature a flat roof with a total height of 2.7 meters. The materials used will be matching brickwork. The proposal also features the inclusion of a new level access from the street to the front door by removing an existing drop of 0.4 meters by way of a concrete ramp that runs across the front of the house to join with the driveway. The lawn will be raised by 0.4 meters to meet the level of this ramp to avoid any additional walls or rails on the near side of the ramp.



Planning History

- B/96/0240/WB – Erection of side-attached garage, raised patio to rear and new drive (Historic)
- B/00/1482/WB – Erection of rear conservatory and install front dormer extensions to dwelling (Historic)

Policy Context

Planning decisions should be made in accordance with the current development plan policies unless material considerations indicate otherwise. The recently revised National Planning Policy Framework (NPPF) does not change the statutory status of the development plan as the starting point for decision making.

Local Plan Allocation – Urban Fabric

The Barnsley Local Plan (BLP) was adopted at the full Council meeting held 3rd January 2019. In addition, the Local Authority (LPA) has adopted a series of Supplementary Planning Documents (SPD), and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process. In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy GD1: General Development – States that proposals for development will be approved where there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents. Development will be expected to be compatible with neighbouring land and will not significantly prejudice the current or future use of neighbouring land. Policy GD1 below will be applied to all development.

Policy D1: High quality design and place making – Supersedes Core Strategy Policy CSP 29 and sets out the overarching design principles for the borough. Policy D1 States that development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Supplementary Planning Document: House extensions and Other Domestic Alterations

This document establishes 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 should;

- Be of a scale and design which harmonises with the existing building;
- Not adversely affect the amenity of neighbouring properties;
- Maintain the character of the street scene; and
- Not interfere with highway safety

The above principles are to reflect the revised principles in the NPPF, which promote high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to plan positively for the inclusion of high-quality design for all developments, including individual buildings, public and private spaces and wider area development schemes.

Within section 12, paragraph 134 states that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”*.

Consultations

No consultees were consulted for this application.

Representations

Neighbour notification letters were sent to surrounding properties, no comments were received.

Assessment

Principle of Development

The site falls within urban fabric as such, extensions 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 dwelling and are not detrimental to the amenity afforded to neighbours.

Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and highway safety.

Visual Amenity

The SPD states that *‘materials should normally be of the same type, colour and texture to the existing house or as close a match as possible’*. In this case, the proposed materials will match the existing dwelling with matching brickwork being used. The extension utilises a flat roof which although it isn't a supported roof type due to flat roofs being an inferior form of construction is acceptable in this circumstance due to the requirement to carry forward the front door adjacent to the existing pitched roof at the front of the dwelling. Flat roofs are present in the street with multiple flat roofed garages being present and flat roof dormer windows being visible both on the host dwelling and three adjacent dwellings to the east.

The proposed extension partially conforms to the SPD in terms of its external materials and roof type, however it won't be significantly detrimental to the character of the street scene due to the harmony with the existing dwelling when viewed with the existing flat roof front dormer window.

The proposed development is therefore not considered to be contrary to Local Plan Policy D1: High Quality Design and Place Making and is considered acceptable in terms of visual amenity.

Residential Amenity

The SPD states that *“extensions at the front of individually-designed, detached houses, which are set back from the highway or set on staggered building lines, may, in certain circumstances, be acceptable. However, the extension must complement the original house and not adversely affect any adjacent property or the street scene”*. The proposed front extension is in keeping with the existing dwelling and its design will harmonise with it and not impact the dwellings character.

Commented [R,R(01)]: Move this section to Visual Amenity

The proposed extension will not have a significant detrimental impact on any neighbouring property by way of overshadowing or being overbearing due to being set to the front of a detached dwelling with only a small 1-meter projection. The proposed height being under 3 meters also reduces any overshadowing. There will be no increase in overlooking as only the front door is carried forward.

The proposal is considered to be in compliance with Local Plan Policy GD1: General Development and is acceptable in terms of residential amenity.

Highway Safety

There will be no impact upon highway safety.

Recommendation

Approve with conditions