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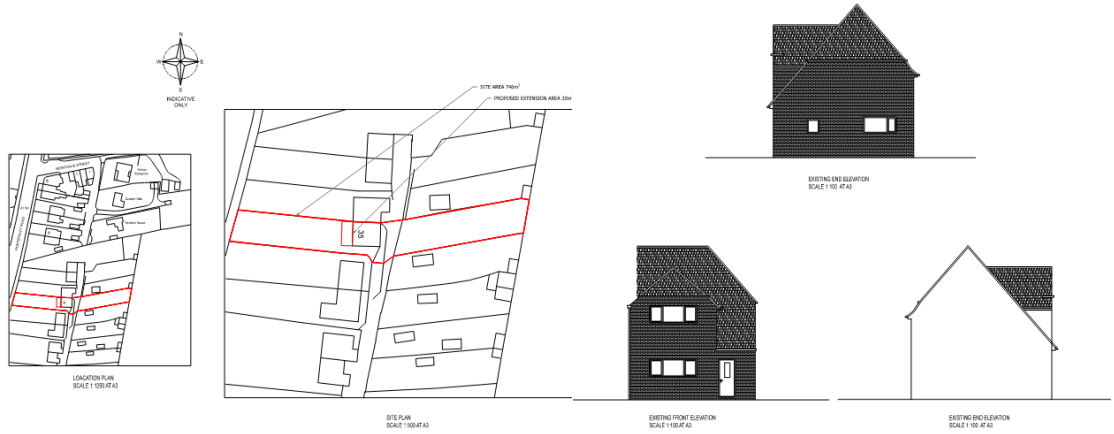
Applicant: Mr Tim Roidl

Development: Single storey front extension

Address: 35 Pontefract Road, Cudworth, S72 8AY

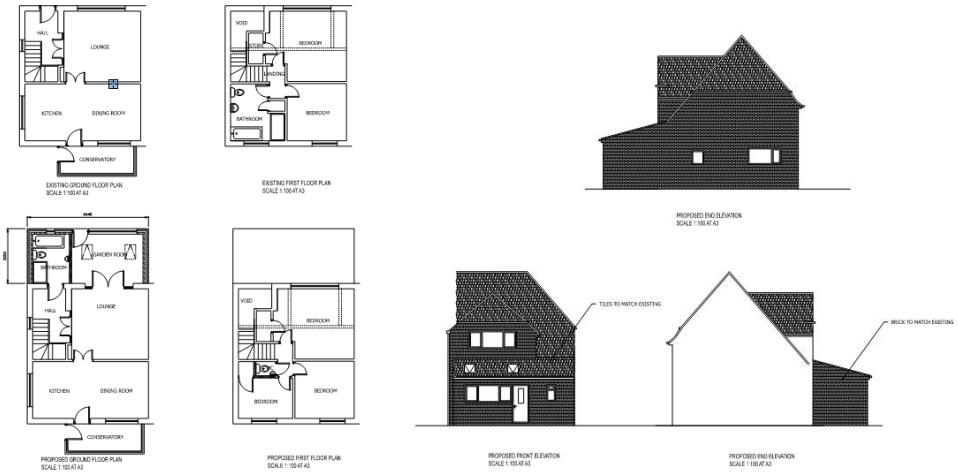
Site Location & Description

The site is located on Pontefract Road in Cudworth within a densely populated residential area. The site consists of a semi-detached dwelling, brick built with a clipped gable roof. The materials are red brick and tile. The dwelling is set well back from the road with a long front garden and long rear garden with an access road running through at the rear. The front garden is bound by a mix of fencing, hedges and tall trees providing a privacy screen from Pontefract Road. The adjoining property has a large front conservatory and many of the nearby dwellings have large front extensions along this part of Pontefract Road.



Proposed Development

The original proposal was for a single storey front extension with balcony above. After discussions with the planning department, this proposal was amended. The amended proposal is for a single storey front extension designed with a lean to roof in matching materials. The front extension will project 3m to the front, measure 6.6m in width and 2.49m to the eaves. The proposal will provide a bathroom and garden room. The windows reflect the size and design of the existing.



Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent, or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

Section 12: Achieving well designed places - The Government attaches significant 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 achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 130 is the most relevant which indicates that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local Plan

In reference to this application, the following Local Plan policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy D1: High quality design and place making

Policy T4: New Development and Highway Improvement

SPD: House extensions and Other Domestic Alterations

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

1 Neighbour had an objection to the original proposal with the following concerns:

- Potential overlooking from balcony
- Loss of privacy from balcony

The balcony has since been removed from the scheme.

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.

Residential Amenity

The original proposal was for a single storey front extension with balcony above. This was deemed unacceptable by the planning department and after further discussions the proposal was amended to omit the balcony and change the roof from a flat roof design to a lean to. This has alleviated the neighbour's concerns and omitted the potential overlooking issues from the balcony.

The adjoining neighbour has an existing large front conservatory. The proposed extension will project 3m to the front and will have a lean to roof design. The proposed extension lays to the south of the adjoining property which will have an impact in terms of overshadowing. Taking into account the projection of 3m, the lean to roof construction, and the neighbours existing extension, when viewed in context, although I acknowledge the proposal will overshadow to a certain degree, it won't be significant to the detriment of the enjoyment of the adjoining neighbour's property. Furthermore, it should be noted that the next block of semi-detached dwellings are built closer to the road than the host property resulting in some existing overshadowing to the pair of semi's.

The proposal is not expected to cause any significant loss of residential amenity when assessed against Planning Policy. The proposal is therefore in compliance with Local Plan Policy GD1 and House Extensions SPD and is considered acceptable in terms of residential amenity.

Visual Amenity

The host property is located within a row of differently designed semi-detached properties, set well back from Pontefract Road, with large front gardens. The host property is bound at the front by a mix of fencing, high hedges and tall trees providing privacy from the road and a visual screening. Many properties along this stretch of the road have existing front extensions similar to the proposed. The adjoining neighbour has a large conservatory on their front elevation. Taking the nearby extensions into consideration, the proposal is not expected to be an alien feature within this street scene. Furthermore, due to the set back nature of the property and the existing boundary treatment the proposal will not appear intrusive within this locality and although large in size is not expected to be visually

detrimental within the surroundings and is therefore in compliance with Local Plan Policy D1 and SPD: House Extensions and other Domestic Alterations.

Highway Safety

The proposal is for a single storey front extension and will not impact on the existing parking provisions to the rear of the property. The proposal will not provide any additional bedrooms therefore the existing parking provisions do not need to be amended. The proposal is acceptable in terms of highway safety and in compliance with local plan policy.

Recommendation

Approve with conditions