2023/0073

Mr Paul Taylor

173 Doncaster Road, Barnsley, S70 1UF

Remove existing porch and replace with single storey front extension

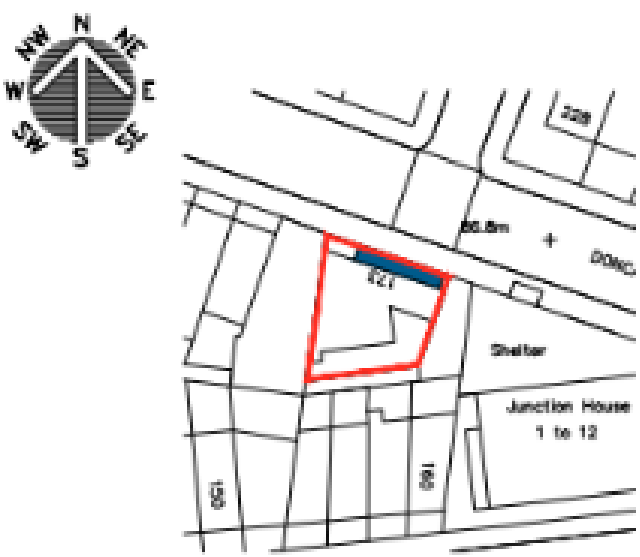
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Site Description

173, Doncaster Road is a is a two storey, detached dwelling located in Barnsley; located in an area which is predominantly residential, dwellings can be found to the North, East, and West of the site, with Barnsley Cemetery to the South. Doncaster Road has a varied street scene that comprises of commercial properties, health and educational facilities, religious buildings, and varied dwelling types, including detached properties and flats.

In the immediate area around the site, Doncaster Road comprises of two-storey terraced dwellings and a four-storey block of flats. The street scene is primarily characterised by terraced properties, utilising stone that in most instances has weathered black. Low, stone-built walls bound the front of most properties, encompassing small front garden spaces, with design features such as bay windows and the use of black stone heads, sills, and jambs commonly utilised. Whilst external materials utilised within the street scene are mostly consistent, there is evidence of brickwork, rendering, and the painting of stonework along with various extensions that has somewhat changed the founding character of the area.

The site address utilises stonework, grey coloured roof tiles on a pitched roof, and UPVC windows and doors with black coloured stone heads and sills. The dwelling is unconventionally shaped and as such, benefits from some extensions, including two brick-built extensions to the rear and a UPVC constructed porch extension to the front. The site is bounded by low, stone-built walls and steps to the front, raising the existing extension from the pre-existing ground level; it also utilises an area of hard standing to the side of the property for off street parking.



BLOCK PLAN
SCALE 1:500

Planning History

There are several applications associated with this address, however, the most recent and relevant are as follows:

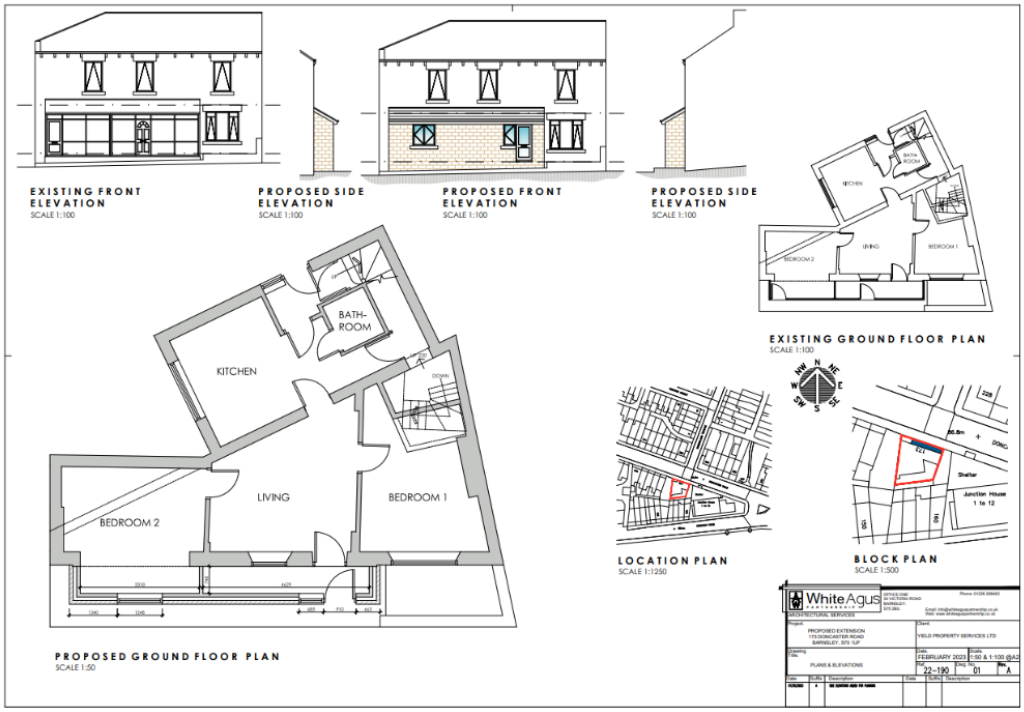
- 2016/0920 - Demolition of existing UPVC porch and erection of stone porch. – Approved with conditions.

- 2019/1465 - Removal of existing porch and erection of single storey extension to front of dwelling. – Approved with conditions.

Proposed Development

The applicant is seeking approval for the removal of an existing porch extension and the erection of a replacement single storey front extension.

The proposed extension would project from the front elevation of the original dwelling by approximately 1.1 metres with a width of approximately 8.7 metres. The extension would be of a single storey utilising a mono-pitched roof with an eaves and ridge height of approximately 3 metres and 3.8 metres respectively. The proposed extension would utilise external materials that matched those used in the construction of the original dwelling, including stone, roof tiles, and UPVC. The front entrance doorway would be repositioned, and two windows created, with the extension separated internally to create additional space for an existing ground floor bedroom and a porch space before the main living area.



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 within the adopted Local Plan, which has no specific land allocation and therefore, the following 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 Transport Safety.***

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; reflecting the principles of 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.***

Consultations

Local Ward Councillors were consulted on this application; no responses were received.

Representations

Neighbour notification letters were sent to surrounding properties, no objections or comments were 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; therefore, 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 *"The front elevation of a building is the most important for its contribution to the street scene. Generally, 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."* Moreover, 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, specifically where the extension would complement the original dwelling and not adversely affect the amenity of neighbouring properties.'* Additionally, the SPD states that *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'.*

In this instance, the proposed extension would be to the front of a detached dwelling that is situated within a uniform building line and slightly set back from the highway. The proposed extension would be relatively large, extending across most of the front elevation of the original dwelling; however, the proposed extension would maintain the current scale of the existing porch extension whilst adopting the design and features of the original dwelling.

The proposed extension to the front of the dwelling would be a prominent feature within the street scene; however, the use of matching materials, minimal differences to its scale, and its utilisation of a roof that would appropriately reflect the style and pitch of the roof of the original dwelling is considered sufficient to avoid harmful impacts that would be detrimental to the character of the street scene. Moreover, the existing UPVC structure is unsightly and does little to enhance the dwelling, nor the broader area and whilst the proposed extension is not the most innovative design in terms of fenestration style and positioning, it would be a significant improvement. The proposals would, therefore, compliment the original dwelling and not detract from its quality nor the character of the street scene.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with Local plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions are considered acceptable where they do not adversely affect the amenity of neighbouring properties.

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, specifically where the extension would complement the original dwelling and not adversely affect the amenity of neighbouring properties.'*

In this instance, the proposals would not be considered overbearing resulting in an increase of overshadowing, nor would the proposals result in an increase of overlooking, resulting in loss of privacy that would be detrimental to the amenity of neighbouring properties. There would be little change from the scale of the existing UPVC extension and though there are provisions for windows,

these are relatively small and replace a structure that incorporated a vast amount of glazing, therefore, limiting any adverse impacts.

Moreover, the proposed extension would be to the front of a detached dwelling that is sufficiently separated from an adjacent row of terraced properties and block of flats, with the additional benefit of a slight set-in from the East (side) elevation of the original dwelling and the angled positioning of the flats mitigating any adverse impacts.

The proposals, therefore, would be considered to comply with Local Plan Policy GD1: General Development and would be acceptable regarding residential amenity.

Highway Safety

The location of the proposed extension would be located to the front of the dwelling and to the side of an existing area of hard standing. The proposals would not affect existing parking provisions and therefore, the proposed erection of an extension would not result in any loss of existing off-street parking provision and is unlikely to increase levels of obscurity or distraction that would be to the detriment of highways safety.

As such, the proposals would be considered acceptable and in compliance with Local plan Policy T4: New Development and Transport Safety.

Recommendation

Approve with Conditions