

2024/0673

Applicant: Mr & Mrs Chapman

Address: 4 Old manor drive, Oxspring, Barnsley S36 8ZY

Description: Removal of front door canopy, and erection of new front porch and canopy (retrospective)

Site & Location Description:

Located in a relatively modern housing estate in the Village of Oxspring, the application dwelling is a buff-brick built, detached house featuring a brown tiled, side gable roof with an original dormer style feature on the front elevation. The windows are a dark brown colour, and originally there was a tiled front canopy roof above the front door. Dwellings across the street vary in size, with both bungalows and houses but all share a common overall design. Some dwellings have been extended, and some dwellings feature dark grey/black coloured framed windows instead of dark brown.

Planning History: None

Proposed:

The proposal is for retrospective approval of the installation of a front porch with a new canopy featuring a wooden frame. The largest section of the extension is standard style brick porch with an approx. external area of 2.95m. The remaining part of the extension is an open, wooden framed enclosure with an area of approx. 2.28mq. The overall height of the proposal is around 3.19m.

Approximate Measurements:

Having reviewed the plans and images of the dwelling before and after the installation of the porch, it is only the front canopy which was of the original dwelling, and the addition of the porch which has changed.

Front Porch and Canopy

- **Front Projection: 1.8m**
- **Width: 2.9m**
- **Maximum Eaves Height: 2.26m**
- **Maximum Roof height: 3.19m**

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

Letters were sent to nearby addresses; No comments were received.

Consultees:

Oxspring Parish Council: No Comments or objections received

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 on 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.

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 and beautiful places -

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Within section 12, paragraph 139 is the most relevant which indicates:-

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. Conversely, significant weight should be given to:

- a) development which reflects 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; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Local Plan

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

GD1 - General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.

SD1 - Presumption in favour of Sustainable Development: When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

D1 - High Quality Design and Place Making: Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

T4 - New Development & Highway Safety: New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

Supplementary Planning Documents (SPD)

House Extensions and Other Domestic Extensions

Assessment

Principle of development

The site is located within land designated as Urban Fabric. 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. On this occasion, the height of the proposed porch extension, along with the added enclosure would render it invalid for permitted development.

Residential Amenity

Due to the modest size of the porch and the good separation between dwellings on the estate, there would be no impact on the amenity of residents.

Visual Amenity

There is no concern over the structure of the porch and canopy, which although larger than allowed through permitted development, is of a modest size and does not cause any noticeable negative impact to the original dwelling, nor that of the broader street scene. However, the current colour of the wood, visible as a feature of the structure, would not be a suitable colour and would harm the character of the dwelling and more concerningly the broader character of the street scene.

Following an initial request for the porch to be stained or painted in a colour to match the existing windows, it was advised that the existing windows are proposed to be replaced, which is allowable without planning consent. A suggested colour of Oak (medium brown) for the porch has been proposed, which is lighter than the existing windows, but would match the proposed window colour. To allow some flexibility in the colour choice of the porch, but to maintain an acceptable colour, a condition of the planning consent would allow the porch to be stained or painted in the proposed colour of Oak or the colour of the proposed windows, Golden Oak (grained), both of which have been confirmed on a colour chart image. The condition would also require completion of this work within two months from the date of the decision notice's issuance. In view of this the visual impact of the proposal is considered acceptable.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Recommendation: Approve with conditions