

2020/1047

Mr Alexander Graf Von Der Pahlen

Erection of front porch extension to dwelling

115 Intake Crescent, Gilroyd, Barnsley, S75 3NL

Site Description

The application relates to a two-storey semi-detached dwelling located on the central island of Intake Crescent. The property is of a red-brick construction, with a tiled gable pitched roof. A modest garden is located to the rear, with a small front garden facing Intake Crescent.

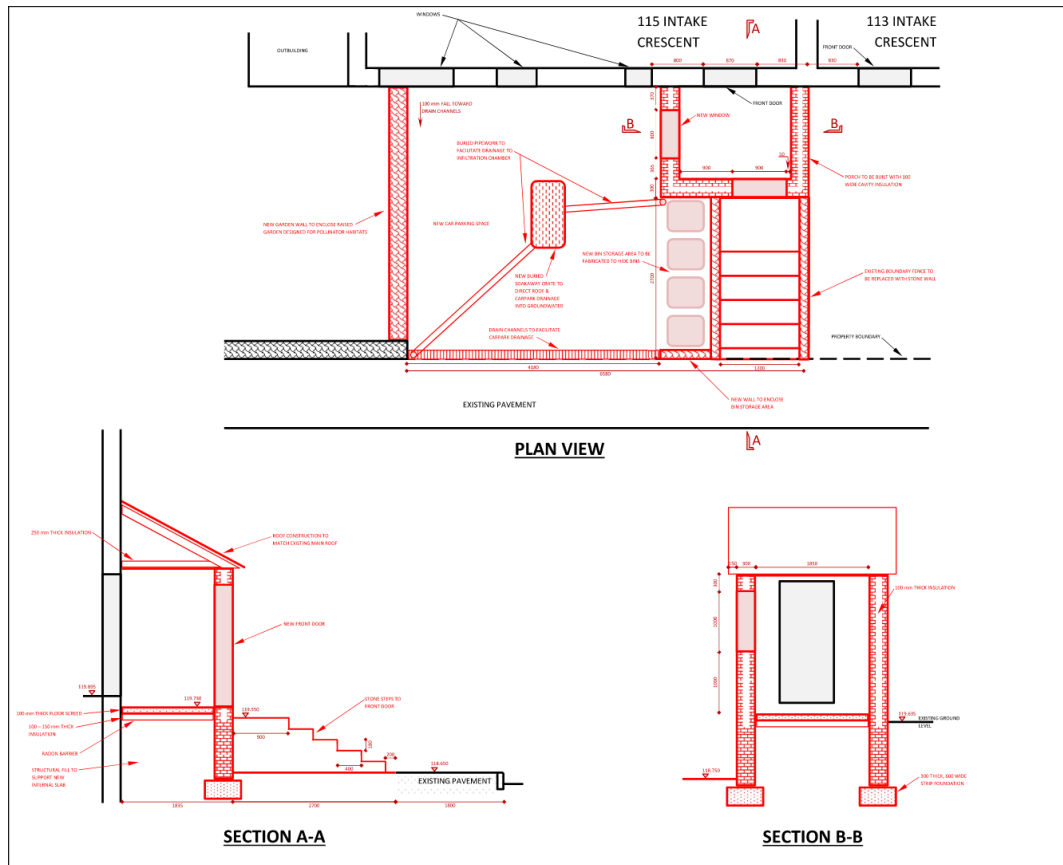
The surrounding area is solely residential, characterised by other semi-detached dwellings that are of a uniform design and material construction, with the odd dwelling utilising render to the first floor.

Proposed Development

The applicant is seeking permission for the erection of a single storey front porch to the dwelling.

The extension will have a forward projection of 1.84m and project along the front elevation by 2.45m. The porch will have a lean-to roof pitch, with eaves and ridge of 3.25m and 4.5m respectively. Matching materials are proposed.

As part of the proposal, off-street parking is provided to the front of the site. However, as Intake Crescent is not a classified road, the creation of this area and associated access does not require planning permission.



Policy Context

Local Plan Allocation – Urban Fabric

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

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted 2000) and the Core Strategy (adopted 2011).

Local Plan 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.

Local Plan 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 (SPD) - House Extensions sets out 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 for should:

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

SPD - House Extensions states that extensions to the front elevation 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. Modest single storey front extensions which are in keeping with the style of the existing house may be allowed.

These policies are considered to reflect policies set out in the revised NPPF, which requires development to be of high quality design and provide a good standard of amenity for all existing and future occupants of land and buildings.

Representations

None

Assessment

Principle of Development

The site is allocated as Urban Fabric in the adopted Local Plan. As such extensions and alterations 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 property and are not detrimental to the amenity afforded to adjacent properties.

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

Extensions to dwellings are considered on the basis of overshadowing, loss of privacy and outlook.

The proposed porch does not have an excessive forward or sideways projection. Although it abuts the boundary with the adjoining dwelling, it is located closest to the front door rather than a habitable room window. As such, it is highly unlikely to have any significantly detrimental impact in terms of overshadowing or overbearing. No windows are proposed on the side elevation of the extension therefore overlooking will not be an issue.

Visual Amenity

Extensions to the front of residential properties should be modestly sized and constructed in matching materials to the host dwelling to avoid the awkward juxtaposition between old and new.

The main property forms part of a row of uniformly designed dwellings that are identical in material construction, and whilst there are some partially rendered dwelling pepper-potted in surrounding area, the wider street scene presents a strong and consistent development pattern, with little development occurring since these properties were constructed.

Materials of dark grey stone are proposed, and this would represent a stark and jarring contrast with the red brick materials of this post-war property that sits in a prominent position at the entrance to the estate.

It is acknowledged the different properties along Smithywood Lane, some of which present a different materials palette, which are reflective of an evolving development pattern, particularly as most of the dwellings are post-war dwellings. However, some of the dwelling along this road are stone fronted terraces and if a brick front extension was proposed to any of these dwellings, it would be unacceptable due to its unsympathetic juxtaposition with the stone frontage.

Furthermore, the proposal includes substantial excavation to create an off-street parking area to the front of the property, in further contrast to the pattern of modest gardens facing toward Intake Crescent. Although the creation of this area would not require planning permission due to the proposal to install drainage to a soakaway within the site, the removal of a significant amount of soft landscaping and boundary treatments would emphasise the porch as an alien feature, exacerbating the inharmonious nature of its material construction especially with the site frontage becoming lowered and changing to become predominantly open plan. As a result the porch in combination with the steps would appear elevated with an overall height of 4.5m which is considerable and would lead to it appearing as an intrusive feature in the street.

The proposed porch does not harmonise with the extension property and the materials palette would awkward contrast with the existing dwelling to the detriment of the visual character of

both the main dwelling and wider street scene, contrary to Local Plan Policy D1 and SPD – House Extensions.

Other Matters

The submitted plans only provide limited information in terms of how the proposal would harmonise with the host property and fit within the wider street scene, with the lack of proposed elevation plans which would better show the size and material construction of the porch compared to both the main and adjoining property.

Recommendation

Refuse

In the opinion of the Local Planning Authority, the proposed porch would, by virtue of its design characteristics and the proposed external facing materials, appear as an incongruous and unduly intrusive feature when viewed in the context of Intake Crescent. As such it is considered contrary to the Supplementary Planning Document House Extensions and Other domestic alterations, Policy D1: High Quality Design and Place Making of the Local Plan which states that 'development is expected to be of high quality design', and paragraph 130 of the NPPF which states 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'.