

**Application Reference:** 2025/0677

**Site Address:** 71 Welland Crescent, Elsecar, Barnsley, S74 8AE

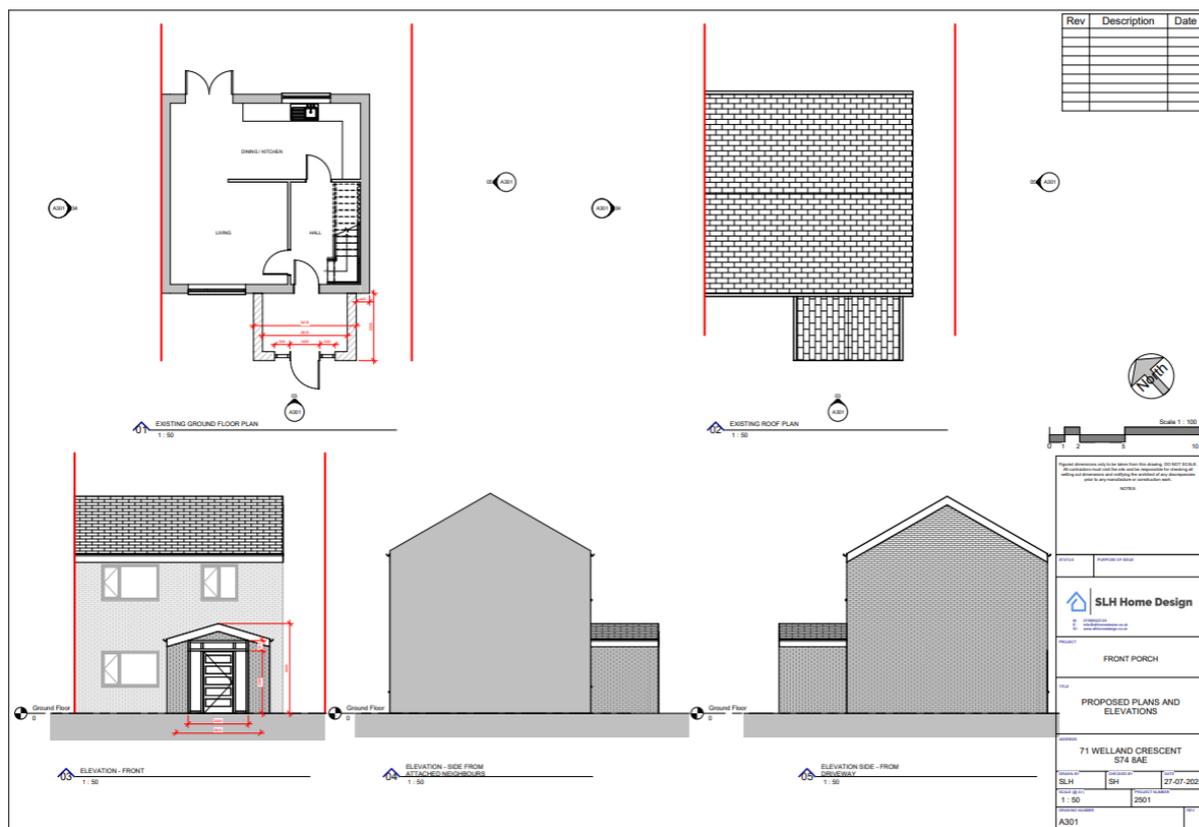
**Introduction:** Erection of front porch extension to dwelling

### Relevant Site Characteristics

The application relates to a semi-detached dwelling within the Elsecar area. The property is constructed from red brickwork and provides a pitched tiled roof. A small garden is located to the front of the dwelling and a modest garden to the rear. Surrounding properties and the street scene is characterised by predominantly semi-detached dwellings. Various materials have been used including render and brickwork

### Detailed description of Proposed Works

The applicant is seeking permission to erect a front porch extension. The porch would have a forward projection of 2.25 metres and an approximate width of 3.4 metres. A gable roof form is detailed with an approximate ridge height of 3 metres and an approximate eaves height of 2.4 metres. A front door and window arrangement is detailed to the front elevation with an approximate width of 2 metres. The porch is detailed to be constructed from brickwork to match the existing dwelling and a tiled roof.



## **Relevant policies**

### The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

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.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

### National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

### Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

### **Consultations**

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No Representations have been received.

### **Planning Assessment**

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

### **Principle**

The site falls within Urban Fabric where 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.

#### Scale, Design and Impact on the Character

The Supplementary Planning Document for House Extensions states 'Porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling.'

The proposed porch provides a gable form which is beneficial to the proposal and in keeping with the character of the dwelling and the street scene. The proposed projection is relatively large for a porch, however, is considered acceptable given other large front extensions within the street scene. The location of the front door is appropriate and replicant of the position of the existing front door. The use of matching materials is welcomed and allows the proposal to remain in keeping with the character of the dwelling and ensures there is no detrimental impact on the street scene.

It is therefore considered that the proposed extension is acceptable in terms of visual amenity and in compliance with Local Plan policy D1: High Quality Design and Place Making and as such carries considerable weight in favour of the application.

#### Impact on Neighbouring Amenity

The proposed front porch would be erected to the east of adjoined 69 Welland Crescent. The proposal is positioned at the furthest point of the dwelling away from this neighbour and will therefore have little to no impact. The porch will result in some loss of light in the mornings to the living room of the site dwelling; however, this is apparent to the applicant upon application and will not result in detrimental levels of loss of light or outlook. Sufficient distance is maintained between neighbours to the east of the proposal along with substantial boundary treatment which screens the proposal.

It is therefore considered that the proposal would not result in a significant increase in overlooking, overshadowing or reduce levels of outlook to a detrimental level and is in compliance with Local Plan Policy GD1 General Development. This carries considerable weight in favour of the application.

#### Highways

The proposal would not result in the addition of any bedroom facility however would result in the loss of some potential parking facility. Given the street scene is characterised by gardens to the front and no little parking facility, the proposal would not be impactful on the nature of parking on the site or in the street scene, nor would it warrant refusal or further amendments in this case.

As such, the proposal is considered acceptable in terms of its impact on highway safety and in compliance with Local Plan Policy T4 New Development and Transport Safety. This carries significant weight in favour of the application.

#### Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development and is therefore recommended for approval.

### **RECOMMENDATION: Approve subject to conditions**

#### **Justification**

#### **STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015**

It has been necessary to make contact with the agent in order to amend the proposed projection. The original projection was considered too large and would have provided a poor precedent within the street scene and detracted from the character of the dwelling. Amendments were received on 25<sup>th</sup> September 2025, reducing the projection.

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered**

**that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**