
2024/0657

Applicant: Mr & Mrs Banton

Address: 38 Poplar Avenue, Shafton, Barnsley, S72 8PU

Description: Replacement of rear conservatory with new conservatory to semi-detached dwelling

Site & Location Description:

Leading off High Street in the village of Shafton, Poplar Avenue is a street similar to others within the immediate area; which are dominated by detached and semi-detached bungalows. The application dwelling is a semi-detached, red brick bungalow and yellow stone façade, with front and rear dormers. A brick and white UPVC conservatory are located within on the rear elevation of the dwelling. The front garden is lawned, with a driveway leading along the side of the bungalow, where the main entrance door is also located.



Relevant Planning History:

2012/1178 - Erection of conservatory to dwelling – Approved with conditions 19th December 2012

Proposed:

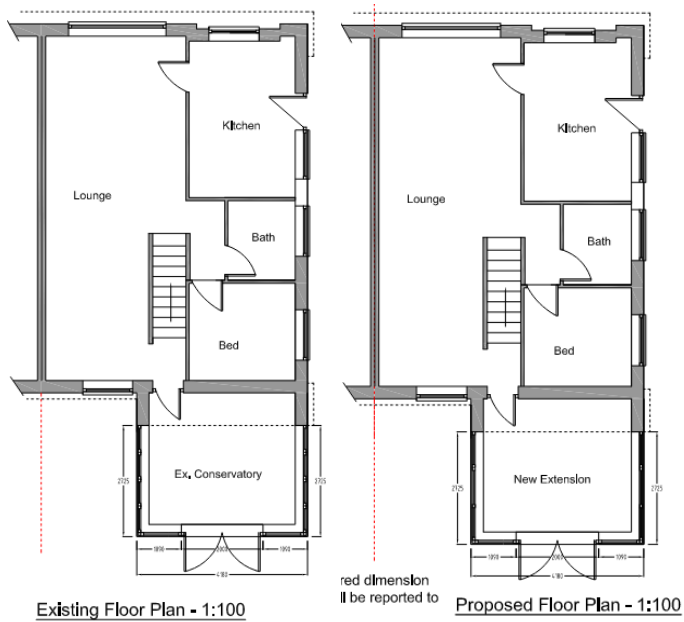
Structurally the proposal is for a like for like replacement of the UPVC section of the existing conservatory, which comprises of the walls and roof; the exiting foundations, brickwork and consequently footprint of the dwelling would remain. Aesthetically, there are some modest changes, and the roof is very slightly higher than the existing roof.

Approximate Measurements:

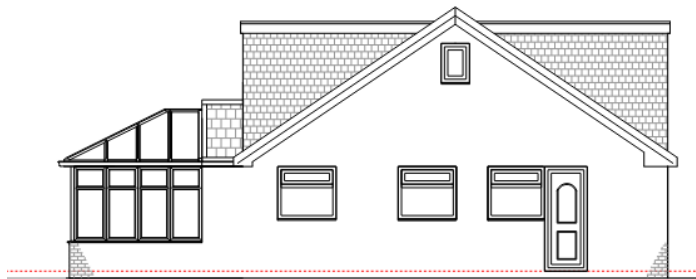
All existing roof and eaves heights of the original dwelling have been checked on the existing plans and remain unaltered on the proposed plans, Only the conservatory is proposed to be altered.

- **Existing and Proposed Rear Projection: 2.725m**
- **Existing and Proposed Width: 4.18m**
- **Maximum Eaves Height: 2.45m** (Existing 2.45m)
- **Maximum Roof height: 3.6m** (Existing 3.56m)

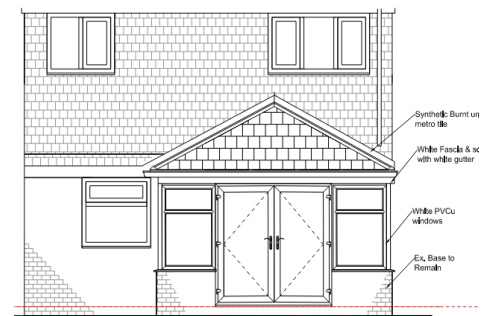
Existing and Proposed Floor Plans and Elevations



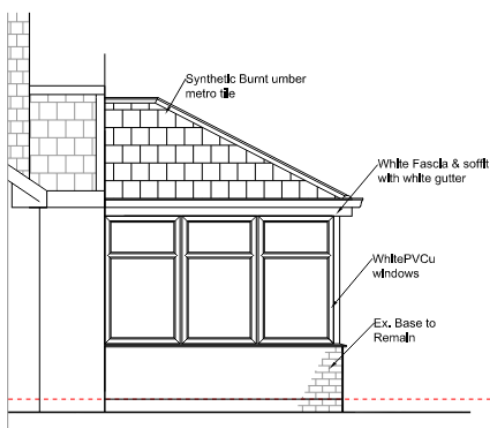
Existing Rear Elevation - 1:100



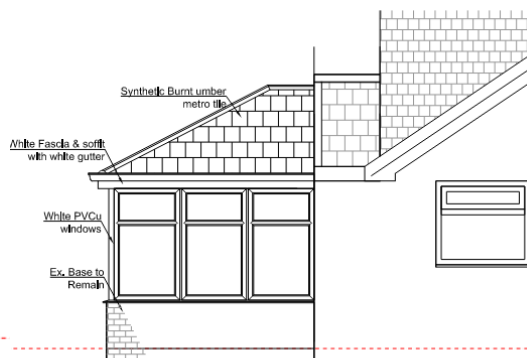
Existing Right Elevation - 1:100



Proposed Rear Elevation - 1:50



Proposed Left Elevation - 1:50



Proposed Right Elevation - 1:50

Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees:

Shafton 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

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.

Residential Amenity

The proposal would have an insignificant impact on the residential amenity of the neighboring dwellings or the area. The proposal uses the existing conservatory base, so the projection and width of the conservatory would remain, whilst the potential height increase is approx. 4cm. The roof is proposed to be tiled, but this would have no impact on residential amenity. Ultimately, the proposal would provide no additional or potential harm to residential amenity than the existing conservatory. Furthermore, existing mitigation of the applicant's shed, and the neighbour's garage would also assist in minimizing existing and future impact on residential amenity.

Visual Amenity

Much of the conservatory would be similar to the to the existing conservatory, with the existing base being utilized and similar white UPVC sides, only the tiled roof would be significantly different. The roof is proposed to be tiled in a 'Burnt Umber Metrolite Tile', on the installation company's website, this tile is a red with tones of black, representing the burnt aspect. Whilst this tile is different to the tiles used on the roof, the color and design of the tile would be complementary to the existing brick work of the conservatory, and of the side elevation, for which the brick work could be described as a similar color and design. With the most prominent public view of the conservatory being from the side elevation, the material choice would on this occasion be appropriate, be an improvement over a standard glazed conservatory roof, and would not unduly harm the character of the dwelling or negatively impact upon the broader street scene.

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