

2022/1084

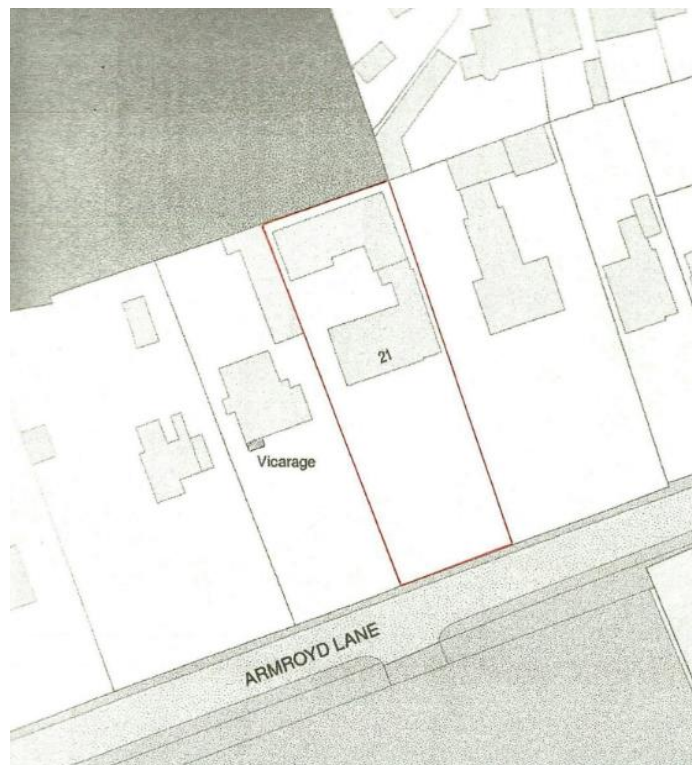
Mr Kamal Singh

21 Armroyd Lane, Elsecar, Barnsley, S74 8ES

Portico to existing front door.

Site Description

21 Armroyd Lane is a two-storey detached property located in the Elsecar Conservation Area. The host property is known as Three Trees and is located between two buildings of obvious heritage significance, including the locally listed (former) vicarage to the west and Armroyd House to the east. The host property is 20th century in origin with the original dwellinghouse being constructed of redbrick with a clay tiled pitched roof. The property has undergone a number of modern and recent alterations including the erection of various extensions and outbuildings and other curtilage alterations such as the boundary wall and railings. The broader street scene comprises other detached and semi-detached dwellinghouses of various scale and appearance which contribute to a varied street scene overall.



Planning History

2007/0473 – Erection of two storey side extension to dwelling and detached two storey leisure and garage facility to rear – Approve with Conditions

2007/1096 – Erection of 2 storey side extension to dwelling – Approve with Conditions

Proposed Development

The applicant is seeking approval for the erection of a new portico to the front elevation of the dwelling.

The proposed portico would be positioned forward of the existing entrance doorway and would project from the front elevation by approximately 1.7 metres with a width of approximately 2.2 metres. The proposed portico would feature a flat roof with a height of approximately 3 metres and would be constructed of timber with a lead sheeting roof.



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. However, the site is within the Elsecar Conservation Area, and therefore, the following policies are relevant:

- ***Policy HE1: The Historic Environment.***
- ***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.***
- ***Section 16: Conserving and enhancing the historic environment.***

Consultations

The Conservation Officer was consulted on the proposals and raised no objections.

Representations

Neighbour notification letters were sent to surrounding properties and no responses were received.

The application was also advertised by way of site notice and press notice expiring 06/09/2023 and 09/09/2023 respectively.

Assessment

Principle of Development

The site falls within an area identified as urban fabric and therefore has no specific land allocation; however, the site and surrounding area is made up principally of housing; proposals will be supported where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity, and highway safety, and would conserve and enhance the significance and setting of the borough's heritage assets, in this case the Conservation Area.

Visual Amenity and Conservation Area Impact

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."* The SPD also states that *'porches are normally acceptable as long as they respect the design and external finishes of the original dwelling'*. In addition, the SPD states that *'Porches which have flat or low-pitched roofs will not normally be permitted.'*

The host property is known as Three Trees and is located between two buildings of obvious heritage significance, including the locally listed (former) vicarage to the west and Armroyd House to the east. The host property is 20th century in origin with the original dwellinghouse being constructed of redbrick with a clay tiled pitched roof. The property has undergone a number of modern and recent alteration including the erection of various extensions and outbuildings and other curtilage alterations such as the boundary wall and railings. The host property is considered to have a neutral to minor positive contribution to the group value. The broader street scene comprises other detached and semi-detached dwellinghouses of various scale and appearance which contribute to a varied street scene overall.

The proposed portico would be constructed of an oak frame featuring a flat roof to be lined in lead sheeting. The portico adopts a modest scale which would not be a prominent feature with the street scene due to it being setback from the highway. Although the design of the proposed portico is considered to be grand for the style of dwellinghouse it would be attached to, it is considered that it would fit well with the existing appearance and materials of the host dwelling. Whilst a flat roof is not preferred, it is unlikely to unduly harm the character of the street scene, especially as neighbouring properties also feature similar development of a similar type, scale and appearance.

As such, the proposals would likely conserve the significance and setting of the Elsecar Conservation Area and are not considered to detrimentally affect or alter the character of the street scene. It is considered that the proposals would, therefore, conserve or enhance the character or appearance of the Conservation Area in accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as such, they would also be considered acceptable and in compliance with Local Plan Policy HE1: The Historic Environment and Local Plan Policy D1: High Quality Design and Placemaking and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for porticos are considered acceptable where they do not adversely affect the amenity of neighbouring properties and fulfil their traditional function of providing shelter for the front door.

In this instance, the proposals for a new portico would provide shelter to the front door of the dwellinghouse. The proposed portico would also adopt a modest scale and would be set in from either party boundary to the east and west. As such, the proposals are unlikely to result in significant additional overshadowing that could impact adjacent properties, 19 and 23 Armroyd Lane.

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 application site benefits from existing and extensive hardstanding to the front providing sufficient space for off-street parking. The proposals are of such a small scale that they are unlikely to interfere with existing arrangements and highway safety would likely be maintained to a reasonable degree.

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