

2024/0932

Applicant: Mrs Berry

Development: Removal of existing front porch and erection of replacement porch to 2 storey terraced dwelling.

Address: 24 Garden Grove, Hemingfield, Barnsley, S73 0PR

Site Location & Description

The site for the proposed development is located on Garden Grove in Hemingfield. Garden Grove is characterised by a mix of properties, the closest being terraced rows of dwellings. Garden Grove slopes down from the south to the north. The application site is a mid-terraced dwelling set back from the road with a good-sized front garden bound at the front by a hedge. The property is red brick built with a pitched roof.

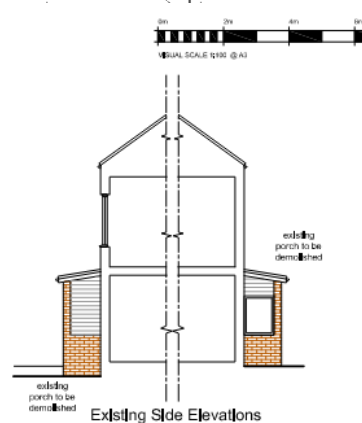
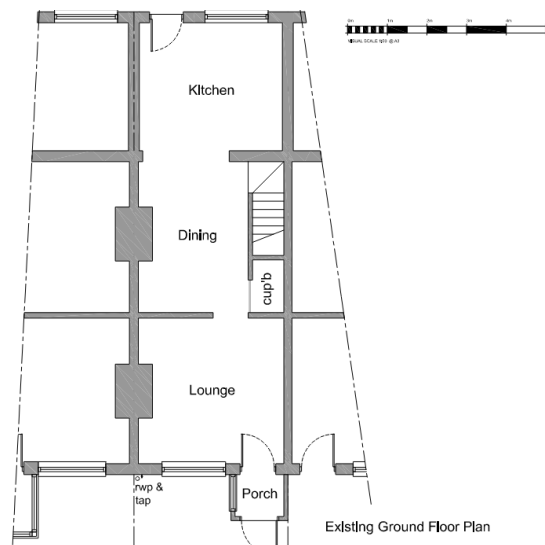
There is an existing small brick-built porch located on the front elevation and also the rear elevation. Other properties within the same terraced row have single storey front extensions and porches of differing styles erected over many years, some of which do not have the benefit of planning permission.



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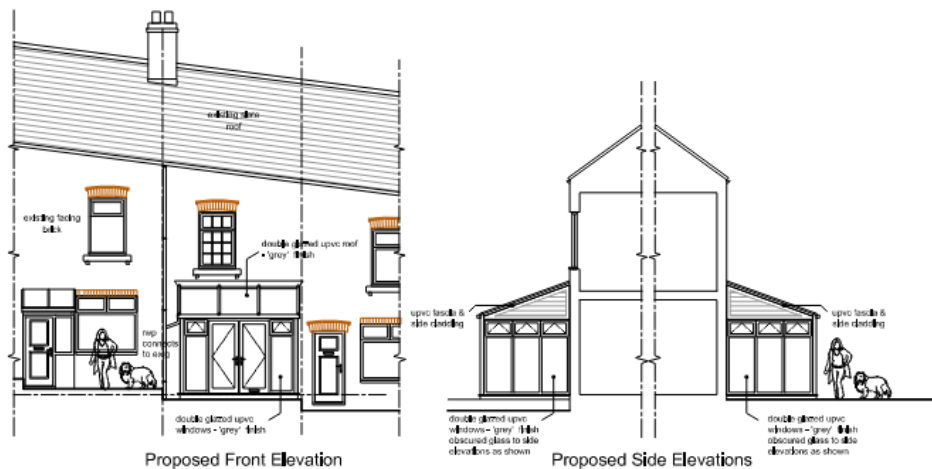
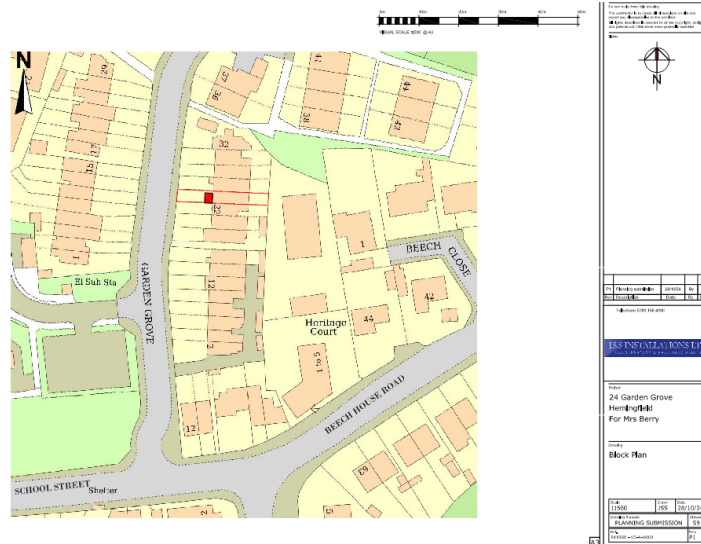


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Proposed Development

The proposal is for a single storey front porch extension which will replace the existing small porch. The proposal is in the style of a conservatory, UPVC with a grey finish and fully glazed. The porch has a double glazed UPVS lean to roof. The proposal will project to the front by 2.5m and will measure 3.285m in width covering the whole front elevation of the property. The plans also show a conservatory proposed for the rear elevation, however it is noted that this does not form part of this planning application.



Relevant History

None

Policy Context

Planning decision should be made in accordance with the local 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 Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

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 places - The Government attaches significant importance to the design of the built environment. 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.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces, and wider area development schemes.

Within section 12, paragraph 139 is the most relevant which indicates 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 and the way it functions.

'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 development that reflects local design policies, local design guidance and supplementary planning documents. Significant weight should also be given to innovative designs which promote high levels of sustainability or help to raise the standard of design more generally in an area.

Local Plan

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

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 Highway Improvement

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions

Supplementary Planning Document – Parking

These policies are considered to reflect the Principles in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

None

Representations

None

Assessment

Principle of development

The site falls within urban fabric and the site and surrounding area is made up principally of housing. 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

SPD House extensions and other domestic alterations states that single storey extensions should be designed so that they do not result in significant loss of residential amenity. The proposal will be located on the front of the dwelling and will project 2.5m. It is acknowledged that due to the orientation of the host property the proposal is expected to overshadow the adjoining neighbour at no. 22. However, it is noted that the nearest front opening to the proposal is a front door with the neighbouring window being located at a distance.

Considering the size and orientation of the proposal it is unlikely that the extension projecting 2.5m to the front will cause any undue overshadowing to the neighbouring front window. The application is therefore acceptable in terms of residential impact, and in compliance with Local Plan Policy.

Visual Amenity

SPD: House Extensions and Other Domestic Alterations identifies that the front elevation of a building is the most important for its contribution to the street scene. As such, the effect of any additions to this elevation requires careful consideration and should 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. It is also identified that conservatories are likely to appear particularly intrusive and will not normally be acceptable.

Porches which fulfil their traditional function of providing shelter for the front door are normally acceptable if they respect the design and external finishes of the original dwelling. Paragraph 139 of the NPPF indicates that planning permission should be refused for development of poor design that fails to improve the character and quality of an area especially where it fails to reflect supplementary planning guidance.

The applicant has pointed out that there is some evidence of front conservatories within this area. I acknowledge that is the case, however some of these were erected many years ago and some do not have the benefit of planning permission, and they do not reflect the design principles within the Council's adopted planning policy, and as such the applicant was asked to amend the proposals accordingly.

The application has failed to amend the plans to reflect present planning policy. The front conservatory in its design and materials is totally at odds with the host property and fails to

improve the character and quality of the area. In my opinion although the proposal is set back from the road and within a front garden area which is bound by a hedge, the proposal will be viewable, and is expected as a result to create a negative impact on the street scene in conflict with both local and national policy.

Taking into consideration the above, the proposed materials and design when viewed in their entirety are expected to be visually detrimental within the surroundings and as a result the proposal conflicts with Local Plan Policy GD1 and House Extensions SPD and paragraph 139 of the NPPF.

Highway Safety

The proposal will not have any highway implications.

Recommendation

Refuse