
2024/0312

Applicant: Mr S Patterson

Address: 10 Summerford, Ingbirchworth, Sheffield, S36 7GS

Description: Erection of porch to front of 2 storey detached dwelling.

Site & Location Description:

The application dwelling is a contemporary yellow stone, detached dwelling located within a small estate of similar dwellings on the edge of the village of Ingbirchworth. The dwelling features a dark tiled cross gable roof, an attached garage, front canopy porch and a rear extension, which was approved in 2021.



Planning History:

- 2021/1392 - Erection of rear extension and external works including alterations to boundary fence – approved 11th January 2022

Proposed:

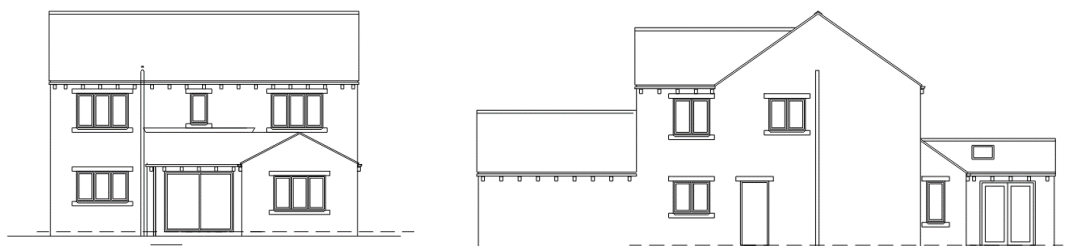
The proposal is for a modest sized ground floor front extension (porch), but one which size would exceed the limitations of permitted development. The extension would include two small windows, and a roof light. Matching materials are proposed to be used for the porch.

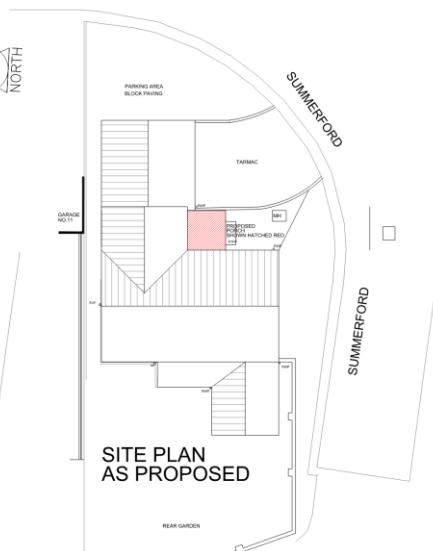
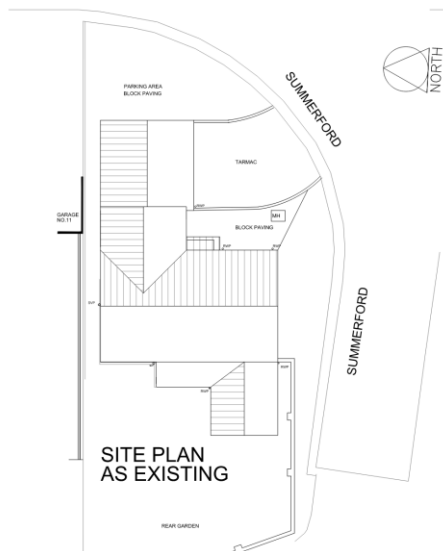
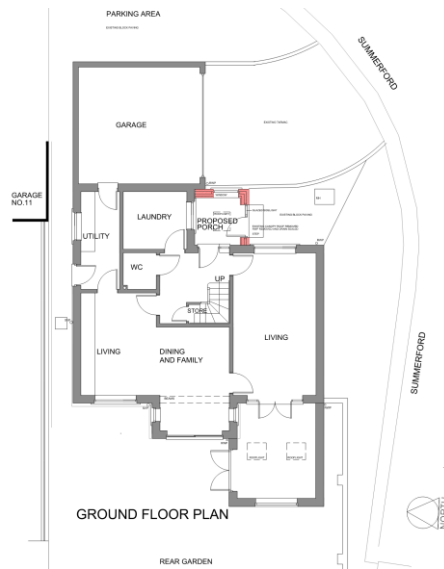
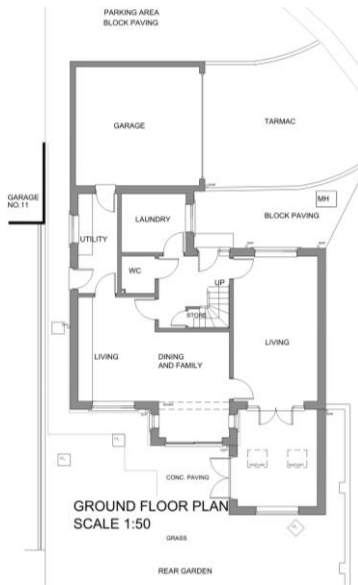
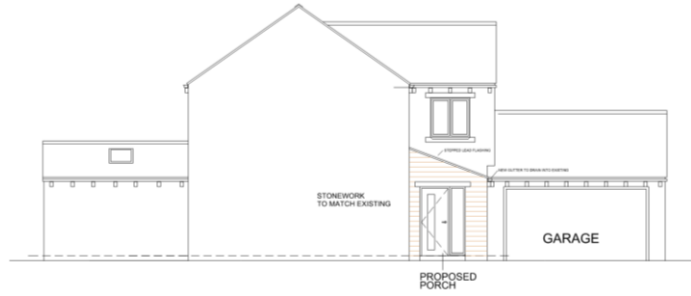
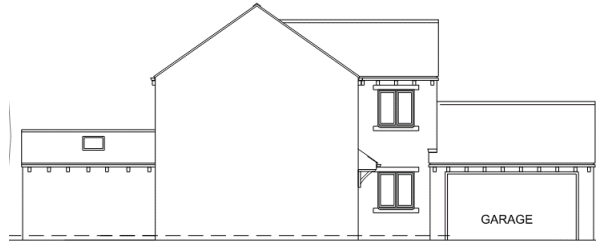
Measurements:

All existing roof and eaves heights have been checked on the existing plans and remain unaltered on the proposed plans.

- **Projection: 2.29m**
- **Length: 2.39m**
- **Area: 5.45 sqm**
- **Maximum Eaves Height: 2.54m**
- **Maximum roof height: 3.45m**

Existing and Proposed Floor Plans and Elevations





Local Plan Designation: Urban Fabric

Conservation Area: No

Neighbour Representations:

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

Consultees:

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 not cause any harm to the residential amity of any neighbouring dwelling, the porch itself is shielded by the house and garage on two elevations, while a significant distance is maintained between the other elevations, which feature a small side window and a small, glazed panel (window) adjacent to the front door, and the neighbouring dwellings. Additionally, the extension is not a habitable room, nor is it of a realistic size to be used as a habitable room. Other front extensions have been approved dwellings within the small estate, so are now a common feature of the estate.

Visual Amenity

In line with the review of residential amenity, due to the modest size, location and matching design style; in common with other small front extensions within the estate, the proposal would cause no harm to the character of the dwelling or visual amenity of the street scene.

Highway Safety

There are no proposed changes to access or parking arrangements, which consequently means there is no impact upon Highway Safety.

Summary

A modest sized extension with no negative impacts upon the amenity of the neighbouring dwellings or of the broader neighbourhood. Additionally, with no impact upon highway safety, a recommendation for approval would be appropriate.

Recommendation: Approve with conditions