

2024/1022

Ms Clare Thawley

9 Stoney Royd, Athersley North, Barnsley, S71 3NU

Removal of existing porch canopy and erect a new porch in matching bricks and roof tiles

Site Description

The application relates to a semi-detached dwelling on Stoney Royd within the Athersley North area. The dwelling is constructed from red brick with a tiled pitched roof. An outbuilding is located within the rear garden. Access to the rear is found to the west of the dwelling. The front elevation features a porch canopy with a gable roof form. The surrounding area is characterised by similar properties to the site along with semi detached bungalows and detached properties. Properties are predominantly constructed from red brick with pitched roofs.

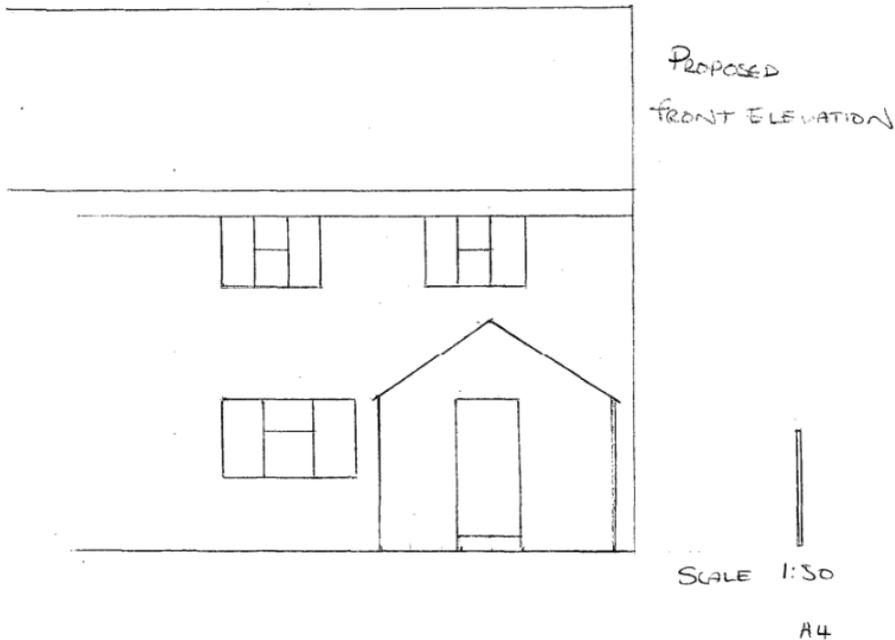
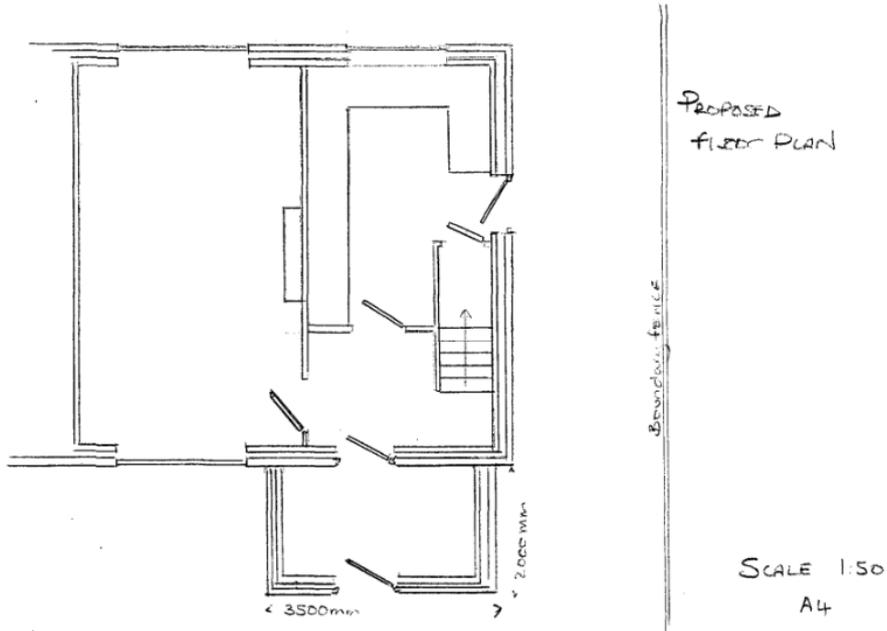


Relevant Planning History

No planning history

Proposed development

The applicant is seeking permission to erect a single storey porch. The porch would utilise a pitched roof with an approximate ridge height of 3.5 metres and an approximate eaves height of 2.3 metres. The porch would have an approximate width of 3.5 metres and an approximate projection of 2 metres. An access door is proposed centrally to the front elevation of the porch. Red brick is proposed to be used along with concrete pattern roof tiles.



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 in the adopted Local Plan which has no specific land allocation. Therefore, the following policies are relevant:

- ***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.***

Supplementary Planning Document(s)

- ***House Extensions and Other Domestic Alterations.***
- ***Parking.***

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.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties. No representations were received.

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 of Development

Extensions and alterations to a domestic property and the erection of detached outbuildings in a domestic curtilage are acceptable in principle if they would remain subservient and would be of a scale and design which would be appropriate to the host property and would not be detrimental to the amenity afforded to adjacent properties, including visual amenity and highway safety

Residential Amenity

Extensions and alterations to a domestic property are considered acceptable if the proposal would not adversely affect the amenity of neighbouring properties.

The proposed porch would be erected to the northeast of neighbouring 7 Stoney Royd and to the northwest of adjoining 11 Stoney Royd. The projection of approximately 2 metres is acknowledged however the projection does intersect the 45-degree rule. Furthermore, the projection is to the north and so will have little to no effect on sunlight. No windows have been detailed to the side elevations preventing any opportunity for overlooking.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and would not have an overbearing impact. The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity. This weights significantly in favour of the proposal.

Visual Amenity

Extensions and alterations to a domestic property are considered acceptable if they would not significantly alter or detract from the character of the street scene and would sympathetically reflect the style and proportions of the existing dwelling.

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 or cause overshadowing to neighbouring dwellings. Large extensions and conservatories are likely to appear particularly intrusive and will not normally be acceptable.

The proposed porch benefits from a pitched roof from and matching materials. The proposed door is detailed centrally to the porch and in line with the existing front door and the glazing located above the porch. The forward projection is not considered excessive given the modest front garden at the site and the substantial setback from the highway which is maintained. Front door canopies are a common feature in the street scene and although this proposal seeks to replace this, the design of the porch would provide a similar feel and is considered in keeping with some properties found on the opposite side of the street. The use of matching materials is welcomed, preventing any detrimental effect to the character of the street scene.

The proposal is therefore not considered to significantly alter or detract from the character of the street scene and is considered to comply with *Local Plan Policy D1: High Quality Design and*

Placemaking and would be acceptable regarding visual amenity. This therefore significantly weighs in favour of the proposal.

Highway Safety

The proposal would have little effect on the availability of parking facility on the site, nor would it reduce the number of bedrooms within the dwelling. Some of the amenity space found to the front of the property will be reduced however this will have little to no effect on parking and access to the driveway found to the side of the dwelling. This weighs substantially in favour of the proposed development.

The proposal is therefore considered to comply with *Local Plan Policy T4: New Development and Transport Safety* and would be acceptable regarding highway safety.

Planning Balance and Conclusion

In considering the above assessment, the proposed development is acceptable regarding residential and visual amenity and highway safety. Although the projection of the proposal at approximately 2 meters could cause concern, the distance of the proposal from the highway reduces the dominance of the proposal on the street scene. On balance, this application is therefore recommended for approval.

Recommendation
Approve with Conditions