

2024/0516

Mr Adam Cookson

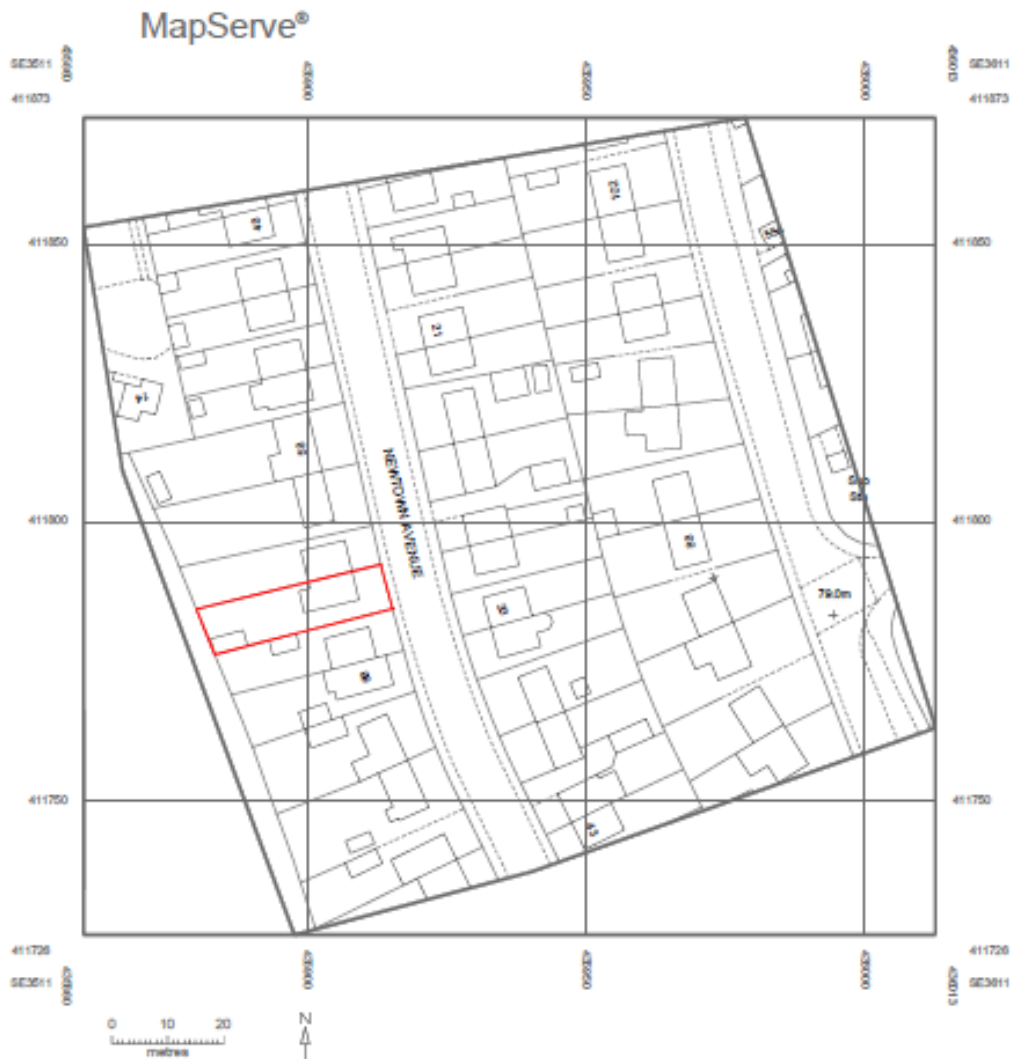
64 Newtown Avenue, Royston, Barnsley, S71 4HB

Erection of front porch extension to dwelling

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### Site Description

The application relates to a semi-detached dwelling located on a residential street, Newtown Avenue. The property is constructed of red brick with a tiled pitched roof. To the west of the property in the rear garden is a detached single storey flat roofed garage. The surrounding area is characterised by residential semi-detached dwellings consisting predominantly of red brick with tiled pitched roofs similar to the site property. Some of the properties feature rendering to the first-floor principal elevations.



## Planning History

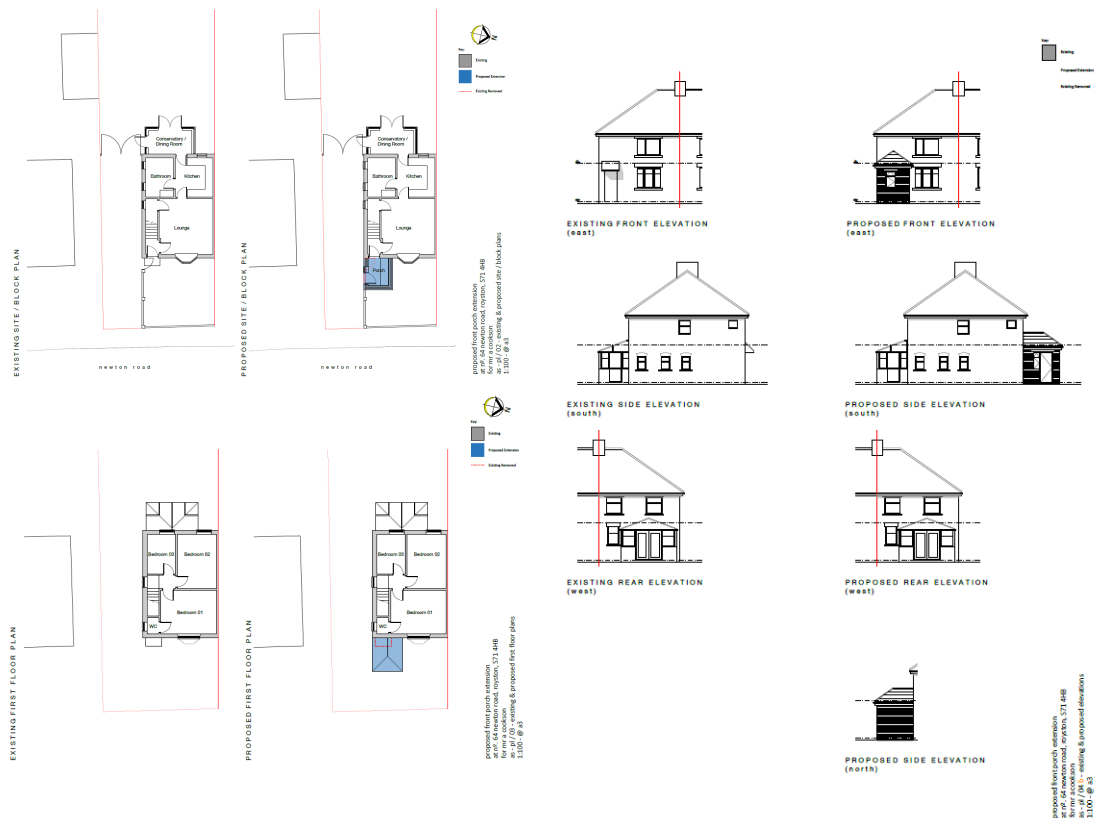
No Planning History

## Proposed development

The applicant is seeking permission to erect a single storey pitch roofed porch.

The proposed porch would project forwards of the principal elevation by approximately 2.4 metres with an approximate width of 2.2 metres. An approximate ridge height of 3.6 metres is proposed with approximately 2.4 metres to the eaves.

A door with adjoining window has been proposed to the south side elevation of the porch. An amendment was made to the principal elevation of the proposed porch to include a single window. Matching materials have been proposed.



## 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 and beautiful places.***

## Consultations

No consultees were consulted on this application.

## Representations

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

## **Assessment**

### Principle of Development

Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not 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 principal elevation (east) of 64 Newtown Avenue. It is acknowledged there is a possibility some overshadowing could occur to neighbouring property 62 Newtown Avenue as the proposal is to the south. This would not be considered to have any detrimental affect to the neighbour as any possible overshadowing is unlikely to be noticeable due to the proximity of the porch to the neighbouring window and the 45 degree angle of the proposal.

A side door and adjoining window has been proposed to the side (south) elevation of the porch. This window does not service a habitable room and will therefore not cause any overlooking issues to 66 Newtown Avenue.

It is acknowledged some overshadowing will be impactful to the lounge room of the site dwelling. The applicant will be aware of any impacts of the proposal when submitting.

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.

### Visual Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they do 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 generally considered to be the most important for its contribution to the street scene. Therefore, such extensions need to be of a high standard of design. Modest single storey front extensions, which are in keeping with the style of the existing house, and which form a small porch or provide additional space in the front living room, may be allowed.

The proposed porch would reflect the design of the existing dwelling in terms of roof style and external materials. Although a door to the principal elevation of the porch would be preferred, amendments were made to provide glazing to the principal elevation in order to not detract from the character of the street scene. The principal elevation window has been positioned closely in line with the existing door ensuring the style and rhythm of the existing fenestration is maintained.

There is a precedent on Newsome Avenue and in the surrounding area for porches which provide a pitched roof and are not detrimental 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.

### Highway Safety

The proposal would not affect any existing parking or result in any the requirement for any additional parking.

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

### **Recommendation**

**Approve with Conditions**