

2024/0530

Mr Jefferson Shaw

7 Larch Place, Kendray, Barnsley, S70 3DG

Erection of side attached garage and front porch extension to dwelling

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### Site Description

The application relates to a semi-detached dwelling located on a residential street, Kendray Place. Access leads from Dodworth Road to the south. The property is constructed of brown brick with a tiled pitched roof. To the rear (west) elevation of the dwelling is a single storey pitched roof single storey extension. The rear roof elevation also features a flat roofed dormer. Both of these works were approved under planning application 2005/1813. The surrounding area is characterised by residential semi-detached dwellings as well as some terraced properties. The majority of the properties built at the same time as the proposed site dwelling are of similar materials to the site. A new housing development to the rear of the site is built from red and yellow brick.



Planning History

2005/1813 – Installation of rear dormers and erection of rear single storey extensions to dwelling – Approve with conditions

2011/1031 - Demolition of existing houses to form access and residential development of 43no. dwellings. - Withdrawn Decision Type

2011/1506 - Demolition of existing houses to form access and residential development of 43 no. dwellings (Re-submission of application 2011/1031) - Approve with Conditions

Proposed development

The applicant is seeking permission to erect a single storey pitched roofed garage extension to the side (south) of the property incorporating a front porch.

The proposed extension would project sideways from the dwelling approximately 2.4 metres with an approximate length of 6.5 metres. The proposed porch finishes in line with the proposed garage extension and has an approximate front projection of 1 metre. A pitched roof has been proposed with approximate ridge and eaves height of 3.9 metres and 2.5 metres respectively.

An amended plan was provided which provided detailing of the render colour as ‘Snow White Weber render’



## 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 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 extension would be erected to the north of 9 Larch Place. No overshadowing would occur to this neighbouring dwelling. The proposal details no side elevation windows resulting in no overlooking issues. Loss of outlook to 9 Larch Place would be to a detrimental level at a single storey level along with existing site boundary treatment. No neighbouring concerns were raised. The porch itself will overshadow the site dwelling living room, however this will be considered minor considering there is only an approximate 1 metre projection. Consideration will also have been made with regards overshadowing by the applicant at the submission stage.

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

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 House Extensions and Other Domestic Alterations SPD states that a side extension should reflect the design of the existing dwelling in terms of roof style, pitch, materials and detailing and should not have an excessive sideways projection (i.e. more than two thirds the width of the original dwelling), and that all two-storey side extensions should have a pitched roof following the form of the existing roof. In addition, to prevent a terracing effect and to avoid detrimental changes to the character of the street scene, it will be desirable to provide a setback of at least 0.5 metres from the main front wall of the dwelling, and where practicable, a side extension should also be set in by one metre from the side boundary with an adjacent property to further avoid the terracing effect and to give the benefit of external access to the rear of the property.

The proposed extension would reflect the design of the existing dwelling in terms of roof style and roof materials. Given the extension wraps round to the front to form a porch, the proposal would be satisfactory in terms of preventing any terracing effect and would appear as a subservient extension to the property. The proposed pitched roof allows for the property to be in keeping with the character of the street scene. The proposed porch details a door to the front of the property in line with the existing front door. This maintains the existing street scene character.

Snow White Weber render has been proposed to the elevations of the proposal. Although matching brick would be preferred and was communicated to the applicant, bricks which match the dwelling are not available. Additionally, some render is already evident on the principal elevation of the property which this proposal intends to match. Although not on this street, other dwellings within the

Kendray area are rendered and so rendering the proposal would not be considered to detrimentally affect the visual amenity of the street scene.

The proposal includes the conversion of front garden to a rock asphalt driveway. Nearby properties have implemented an asphalt front driveway. The proposal would therefore not be considered to detrimentally affect visual amenity.

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 existing garden is currently used as a driveway. The proposal would replace land to the south of the dwelling with a garage along with the conversion of the front garden to a driveway. Therefore, there is no loss to parking provisions on the site.

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**