
2023/0638**Applicant:** Ms S Beckett**Address:** 85 The Green View, Shafton, Barnsley, S72 8PW**Description:** Erection of single storey porch to front

Site & Location Description:

The dwelling is a circa 1950's red brick semi-detached house, located on a street of similar dwellings in the village of Shafton, which is in the north-eastern part of the borough. Whilst the dwelling remains broadly similar to its original design, along with its attached at neighbour at No. 83, both dwellings have been clad in a form of red brick cladding and feature a new grey tiled roof. Whilst the neighbour has opted for white UPVC windows, the applicant's dwelling has opted for darker coloured UPVC windows and a matching-coloured front door. The front garden predominantly features hard standing, utilised as a driveway. A low wall towards front elevation of the dwelling, acts as a barrier and small garden area between the front door and the driveway.

**Relevant History:** None**Proposed:**

The proposal is for a modest front extension, in the style of a porch and the reintroduction of roof canopy above the main window on the front elevation. A canopy was previously installed at the dwelling before cladding was added to the dwelling.

The amended plan includes a larger window on the front elevation as a request for the front door to feature on the front elevation was declined for technical difficulties in achieving this. The application form confirm that the extension would be constructed of similar materials brick, concrete roof tiles and UPVC windows.

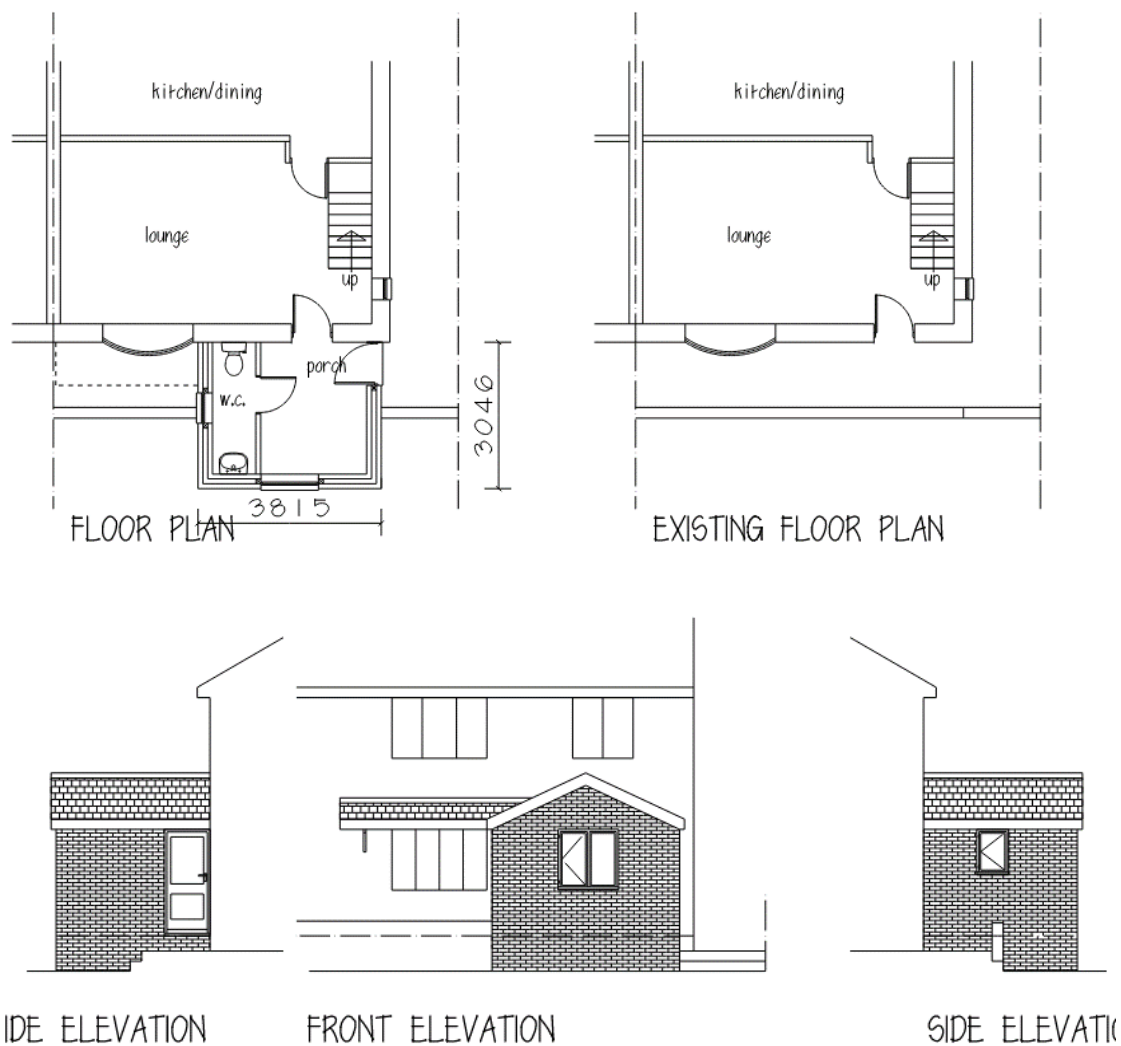
The measurements for the porch are detailed below:

Height: 3.9m

Projection: 3.465m

Width: 3.815m

Area: 11.65m



Local Plan Designation: Urban Fabric

Conservation Area: No

Consultee Parish Council: No comment or objection.

Neighbour Representations:

Letters were sent to nearby addresses; no comments or objections were 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 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 130 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.

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 have minimal impact on residential amenity, it is a modest porch style extension with a small canopy above the existing bay window; set reasonably away from the boundaries of the dwelling.

Visual Amenity

The size and style of the porch or canopy would not harm the character of the dwelling or the area. Whilst not abundant in the area some dwellings on the street have porches and a few more have canopies. A front door featuring on the front elevation of the porch may have been more balancing, but the amended plans do include a larger window than originally proposed, making the porch more visually acceptable.

Highway Safety

There would be no impact to highway safety or parking as the proposal does not affect or encroach on to the driveway.

Summary

With a negligible effect upon residential amenity and visual amenity and no impact on highway safety the requirements of local policies GD1, SD1, D1 and T4 have been met whilst also meeting the requirements set out in the SPD House Extensions and Other Domestic Alterations.

Recommendation: Approve with conditions