
2024/0012

Mr Joshua Peel

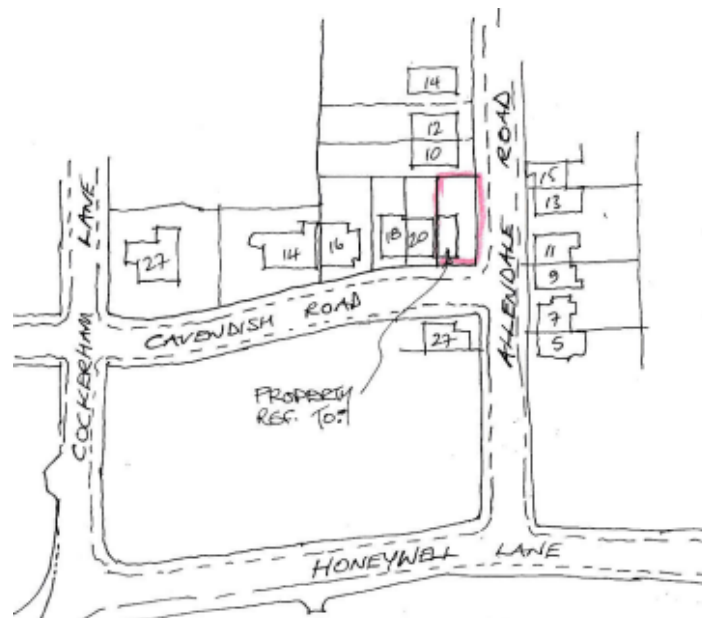
8 Allendale Road, Barnsley, S75 1BJ

Proposed single storey front lean-to extension and provision of drop crossing from Cavendish Road.

Site Description

The application relates to a corner plot located at the junction of Allendale Road to the east with Cavendish Road to the south. The surrounding area is principally residential comprising detached and semi-detached properties of various scale and appearance, including various brickwork, stonework and light-coloured exterior painting and render.

The property in question is a two-storey detached dwelling constructed of brickwork with a pitched roof and grey concrete roof tiles. The property features a ground floor bay window on its south elevation and an existing porch and bay window with canopy to its east elevation and is fronted by an area of existing hardstanding which is accessed off Cavendish Road. The application site is bounded by a mix of brick walls and hedges.



Planning History

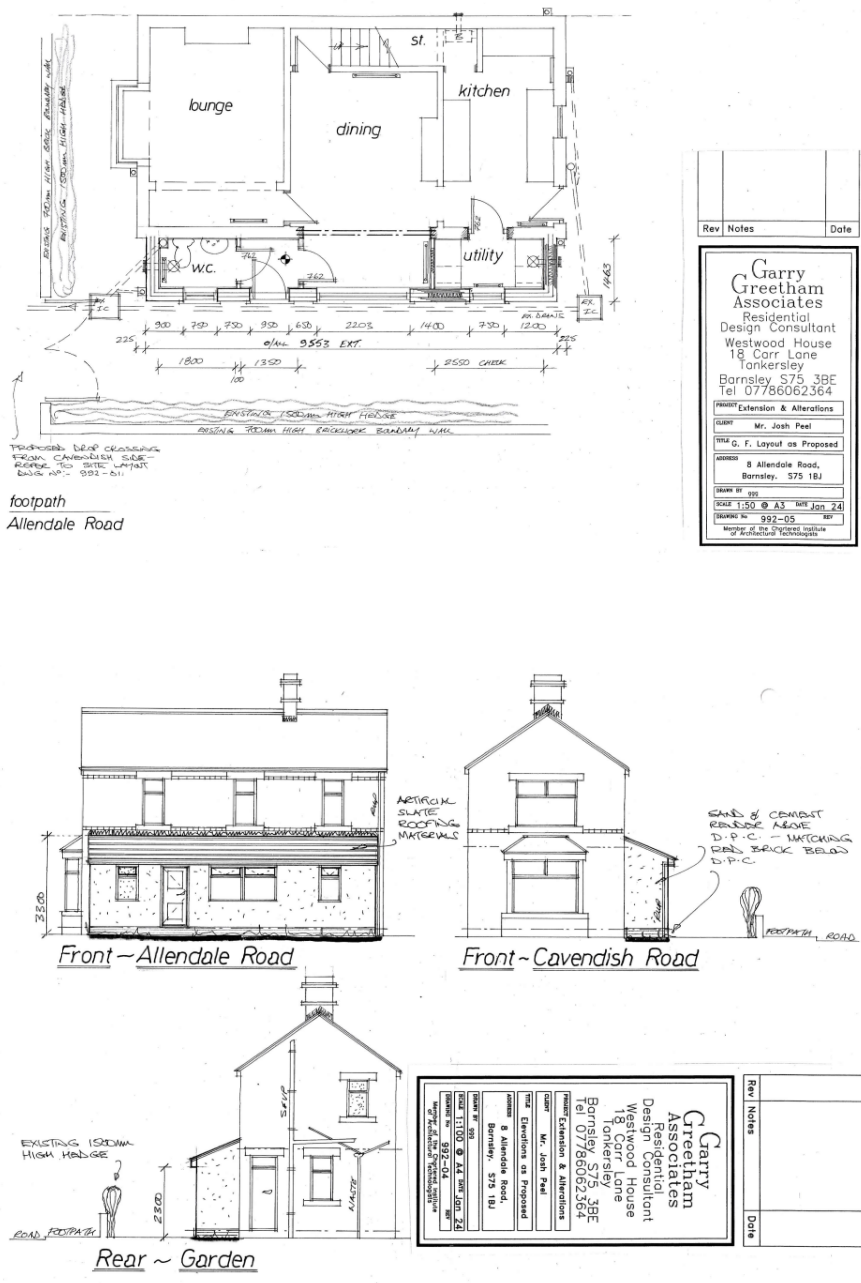
There is one planning application associated with the application site:

1. B/82/1032/BA – Erection of boundary wall. – Approved.

Proposed Development

The applicant is seeking approval for the erection of a single storey lean-to extension to the front of the dwelling and the installation of a dropped kerb off Cavendish Road.

The proposed extension would project from the front (east) elevation of the application dwelling by approximately 1.5 metres and would adopt a lean-to roof with an approximate eaves and ridge height of 2.3 metres and 3.3 metres respectively. The extension would be constructed of brick and finished in off-white render and would use artificial slate 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 within 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 GD1: General Development.***
- ***Policy D1: High quality design and place making.***
- ***Policy T4: New Development and Transport Safety.***

Supplementary Planning Document: House Extensions and Other Domestic Alterations

This document establishes the design principles that specifically apply to the consideration of planning applications for domestic extensions, outbuildings, roof and other domestic alterations. The document reflects the principles of the National Planning Policy Framework which promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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

Highways DC – No objection.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received. One representation was received raising concerns regarding the proposed location of the dropped kerb and the potential impact on visibility.

Assessment

Principle of Development

The site falls within urban fabric which has no specific land allocation. Therefore, 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.

Highway Safety

The application site is serviced by an existing area of hardstanding to the front of the dwelling and a gated access to the south off Cavendish Road. The application seeks permission to install a new dropped kerb off Cavendish Road to facilitate off-street parking. Concerns were raised regarding the location of the dropped kerb in relation to the junction of Cavendish Road with Allendale Road and the potential impact on visibility. However, Highways DC were consulted on the proposal and raised no objection. Moreover, as Cavendish Road is not a classified road, planning permission is not required for the installation of a dropped kerb in this location and could be implemented subject to obtaining the relevant licence.

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

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 original dwelling.

The street scene of Allendale Road is mixed comprising detached and semi-detached properties of various scale and appearance, including various brickwork, stonework, and light-coloured exterior painting and render. The proposal would be visible from the public realm and would be a prominent feature within the street scene. The proposed extension would adopt a relatively modest scale and would adopt a sympathetic form and features, including a pitched roof type, and external materials comprising red brick, off-white render and artificial slate roof tiles. The proposal would be proportionate to the scale of the original dwelling and would unlikely significantly detract from its character or the broader character of the street scene.

The proposal is therefore considered to comply with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Residential Amenity

Proposals for extensions and alterations to a domestic property are considered acceptable provided that they would not adversely affect the amenity of neighbouring properties.

The proposed extension would not be erected in proximity of any surrounding neighbouring property and would replace an existing front porch extension, bay window and canopy with a similar projection and height. The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook.

The proposal is therefore considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

**Recommendation -
Approve with Conditions**