

2023/0779

Stacey Grover

2 Fairburn Grove, Elsecar, Barnsley, S74 8BB

Side porch.

Site Description

2 Fairburn Grove is a single storey detached bungalow located in Elsecar and in an area that is principally residential that comprises other dwellings of a similar type, scale, and appearance. There is some variation to the street scene however, including the presence of two-storey dwellings and various additions and extensions to numerous properties. The property in question is constructed of light red brickwork, featuring a single storey projection extending from its northern elevation and a pitched/ gable roof that uses brown coloured interlocking roof tiles. The property is fronted by grass verges to the north and west with an existing driveway and detached garage to the south. Timber panelled fencing encloses rear garden space to the south.



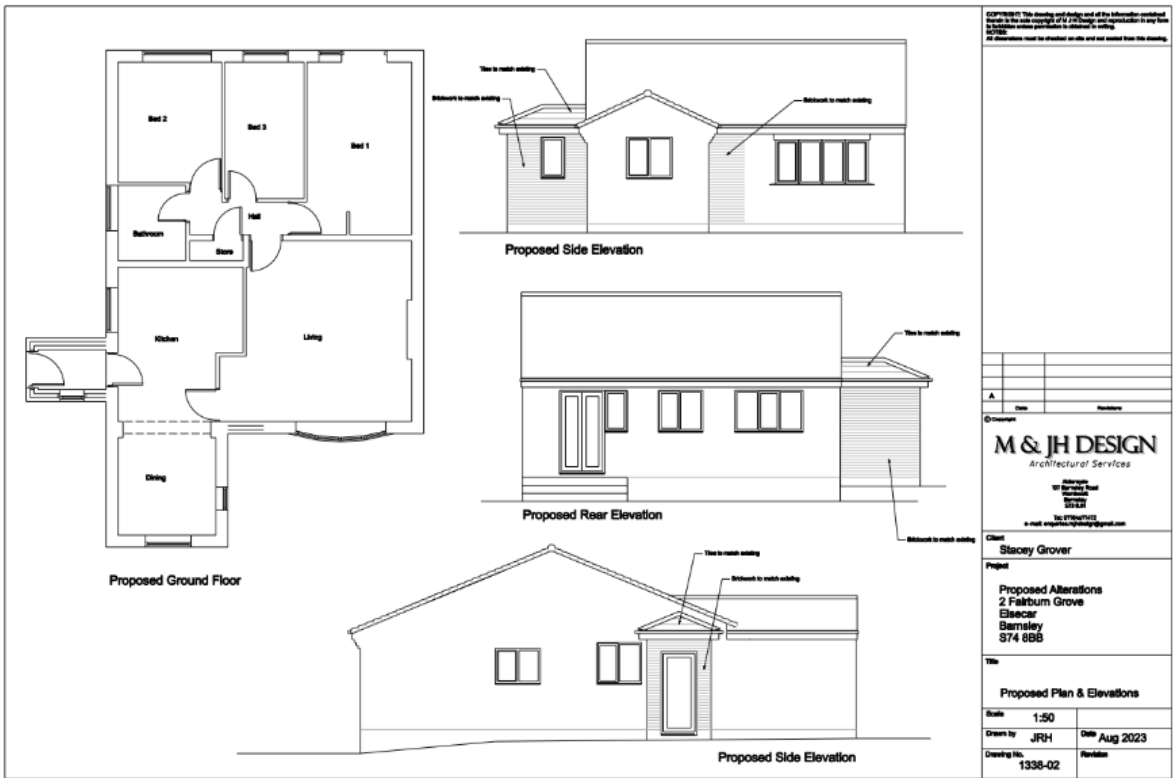
Planning History

There are two historic planning applications associated with the application site; however, neither are relevant to the application currently subject to consideration.

Proposed Development

The applicant is seeking approval for the erection of a porch to the side of the dwelling.

The proposed porch would project from the western elevation of the host property by approximately 2 metres and extend the length of it by approximately 1.6 metres, creating approximately 1.7m² of additional internal floor space. The porch would feature a hipped roof with an approximate eaves and ridge height of 2.65 metres and 3.2 metres respectively and would be constructed of brickwork and roof tiles that would reflect the external materials used in the construction of the original dwelling.



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 and 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 house extensions, roof alterations, outbuildings & other domestic alterations; reflecting the principles of the NPPF, which promote 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 places.***

Consultations

No consultees were consulted on this application.

Representations

Neighbour notification letters were sent to surrounding properties and no representations were received.

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.

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 SPD states that *'porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling. Porches which have flat or low-pitched roofs, or resemble small conservatories in appearance, will not normally be permitted.'*

In this instance, the proposed porch would be constructed off an existing external door on the western elevation of the dwelling and would not be located near any adjacent or neighbouring property. The porch would adopt a solid wall construction with a single window inserted on its northern elevation with an approximate separation distance of 22 metres from the nearest habitable room windows of neighbouring properties located to the north of the application site.

As the proposed porch would be relatively small in scale, not located near neighbouring properties and include limited new windows, the proposals are not considered to be overbearing, resulting in increased overshadowing, overlooking, or reduced levels of outlook that would significantly increase beyond existing levels of impact that are likely to be experienced and tolerated.

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

Visual Amenity

The proposed porch would be visible from the public realm of Fairburn Grove.

The SPD states that *'porches which fulfil their traditional function of providing shelter for the front door are normally acceptable as long as they respect the design and external finishes of the original dwelling. Porches which have flat or low-pitched roofs, or resemble small conservatories in appearance, will not normally be permitted.'*

Additionally, *'materials should normally be of the same size, colour and texture as to the existing house or as close a match as possible'*.

The proposed porch would adopt a hipped roof. Although this roof style would not directly reflect the pitched/ gable roof of the original dwelling and existing extension, it would maintain a similar pitch and eaves height, and would use roof tiles that would match or be of a similar appearance to existing external materials. Additionally, the remainder of the porch would be constructed of brickwork that would also match or be of a similar appearance to existing external materials.

Overall, the scale of the proposed porch is proportionate and would remain subordinate to the original dwelling. The proposals would adopt sympathetic features, including roof pitch and external materials which would reflect the style and character of the original dwelling and surrounding properties.

The proposals, therefore, are considered sympathetic to the main dwelling and consistent with the character of the street scene and are considered acceptable and in compliance with *Local Plan Policy D1: High Quality Design and Placemaking* and would be acceptable regarding visual amenity.

Highway Safety

The application site is currently served by an existing driveway and detached garage to the south. The proposed location and scale of the porch mean that the proposals are unlikely to interfere with existing parking arrangements thus maintaining current levels of highway safety.

The proposals, therefore, are considered acceptable and in compliance with *Local Plan Policy T4: New Development and Transport Safety*.

Recommendation

Approve with Conditions