2024/0318

Mrs Diane Wake

12 Chilwell Close, Athersley North, Barnsley, S71 3NZ

Erection of front porch.

Site Description

The application relates to a plot located on the east side of Chilwell Close and in an area that is principally residential characterised by two-storey semi-detached properties, and other semi-detached bungalows of a similar scale and appearance.

The property in question is a semi-detached bungalow with a pitched roof and hipped roof front projection. The property has a brick construction with limited light-colour rendering to the upper parts of external walls. The property is fronted by a paved driveway and some soft landscaping.



Planning History

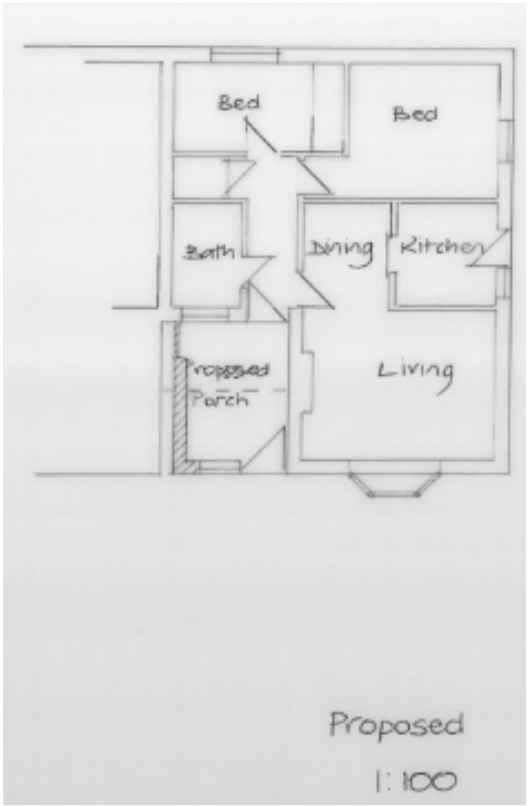
There is one historic application associated with this site.

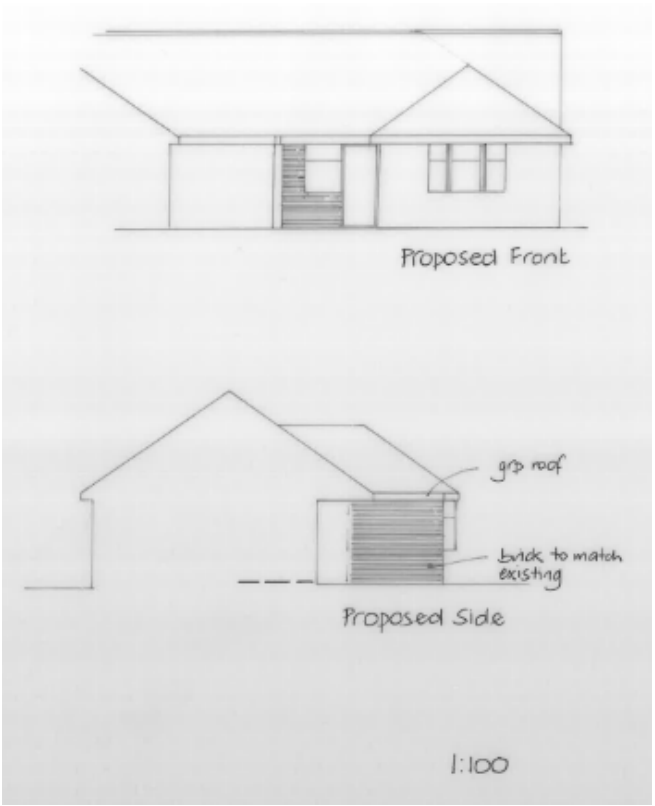
1. B/92/1339/BA – Refurbishment of existing dwellings and erection of new houses. – Historic.

Proposed Development

The applicant is seeking permission for the erection of a single storey porch.

The proposed porch would project from the front elevation of the application dwelling by approximately 3.3 metres with a width of approximately 2.5 metres. The porch would have a gross floorspace (measured externally) of approximately 8.25 square metres and would adopt a flat roof with a total height of approximately 2.54 metres. The porch would be constructed of external materials that would closely match those used in the exterior construction of the existing building.





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 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(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.***

Other Material Considerations

- ***South Yorkshire Residential Design Guide 2011.***

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.

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.

In this instance, the proposed front porch would act as an infill extension that would adopt a relatively modest scale which would follow the form of an existing front projection to the application dwelling and would provide a new enclosed space. The proposed porch would adopt a flat roof with a restrained height. Whilst a flat roof type is not preferred, the porch would mirror the design and scale of an existing extension to adjoining 14 Chilwell Close therefore maintaining a degree of symmetry between a pair of semi-detached properties. Moreover, the proposed porch would be constructed of external materials that would closely match those used in the exterior construction of the existing building.

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.

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 front porch would act as an infill extension that would follow the form of an existing front projection to the application dwelling and an existing front extension to adjoining 14 Chilwell Close. The scale of the proposed porch would also mirror the scale of the neighbouring extension, including its height and forward projection. A single door and window would be located on the front elevation of the porch and would face areas of car parking serving neighbouring properties opposite.

The proposal is therefore not considered to result in significantly increased levels of overshadowing, overlooking or reduced levels of outlook and is considered to comply with *Local Plan Policy GD1: General Development* and would be acceptable regarding residential amenity.

Highway Safety

The application site is served by an existing driveway to the front of the application dwelling. The proposed porch would not significantly impede on existing parking arrangements and would not result in a requirement to provide additional parking spaces.

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