



PLANNING SUPPORT STATEMENT

APPLICATION FOR A
FRONT PORCH AND
DETACHED CAR PORT

44 PARK LANE,
WEST BRETTON,
WF4 4JT.

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1.0 INTRODUCTION

The proposal which forms the subject of this application seeks detailed planning permission for a front porch extension to the dwelling together with a detached car port. The property the application relates to 44 Park Lane, constitutes a single storey barn conversion, which previously formed part of Home Farm, in the village of West Bretton. The property is located within the West Bretton Conservation Area and within the defined settlement.

The following supporting documents/information are submitted with the application:-

- (i) Full plans and details – NYP Architectural Services;
- (ii) Planning Support Statement – Townsend Planning Consultants;
- (iii) Statement of Significance – Townsend Planning Consultants; and
- (iv) Design and Access Statement – Townsend Planning Consultants.

It is considered that this statement, together with the accompanying plans and documents, clearly demonstrate to the Council that the proposal accords with national and local planning policy and, when judged against this and all material considerations, it is clearly the case that planning permission should be forthcoming. The applicant is willing to provide any further advice or clarification on any issues that may arise.

This statement now proceeds to give details of the application site, proposal and background. Relevant Planning Policy and Central Government advice in the form of the National Planning Policy Framework is then outlined. The issues that the proposal raises are then examined and finally the conclusion reached that permission should be granted for the proposal to proceed. A Statement of Significance and a Design and Access Statement are also provided with the application and should be read in conjunction with this planning statement.

Whilst it is considered that the submitted plans demonstrate that the proposal can be undertaken without giving rise to issues of harm, the applicant remains willing to discuss all aspects of the proposal with the planning authority and will submit any further information as necessary.

2.0 THE SITE, THE PROPOSAL AND PLANNING HISTORY

The subject site constitutes a detached single storey barn conversion, which forms part of the Home Farm Development located off Park Lane, West Bretton. The house is constructed of stone with a stone slate roof and also has a detached single garage. The property has been extended since its conversion in 2018 (ref 18/00885/FUL). The house is not Listed nor is it identified as a building of local importance however it is located within the West Bretton Conservation Area.

In relation to the recent planning history of the site of relevance are the following applications:-

- Ref 14/01112/FUL – Variation of parking and garaging details from approved application 14/00112/FUL – The application relates to the whole Home Farm development and approved for newly constructed garaging at the site (including at the application property);
- Ref 15/01357/FUL – This further varied the previously approved scheme and approved further garaging at the Home Farm development; and
- Ref 18/00885/FUL - The Council approved a single storey rear extension to the subject property.

It is therefore clear that from the planning history the principle of the construction of new garaging has considered to be acceptable on the overall development site within the Conservation Area.

The property has a detached single garage however the applicant has 2 cars and requires further covered parking.

The subject proposal seeks a porch extension to the front of the house which is in keeping with other properties on the former Home Farm development and within the locality. The proposed porch will be constructed from oak, stone and gazing with a stone slate roof to tie in with the host dwelling. The car port proposed is located land within the curtilage of the house. The car port is proposed to be timber frame with a stone slate style roof. It is considered that the proposals are sympathetic in design and character to the Home Farm development, the locality and the wider Conservation Area.

It is acknowledged that the site lies within the West Bretton Conservation Area and any proposals must be considered in the context of the impact on the character and appearance of the Conservation Area, a requirement that has informed the design process. The proposals have been designed to follow the form of the development. It has also been designed in a manner that it picks up on the form, detailing and materials of the adjacent properties to ensure that it will not be out of place. A Statement of Significance and a Design and Access Statement are also provided with the application.

This submission fully demonstrates that the proposal as submitted wholly conforms with national and local policy and does not give rise to any issues of harm. As such, it is anticipated that planning permission should be forthcoming. Nevertheless, the applicants are willing to discuss all aspects of the details of the proposal with the Council.

3.0 PLANNING POLICY

By virtue of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the planning authority must determine the planning application in accordance with the statutory development plan (insofar as it is material to the application), unless material considerations indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the development plan. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the plan and government guidance.

3.1 Central Government Policy Advice

3.1.1 The National Planning Policy Framework

The following are comments on the advice in the Framework which is considered to be relevant to the consideration of the proposal:

Para 2 of the 'Introduction' sets out that:

“Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.”

Section 2 relates to achieving sustainable development. The paragraph 8 sets out that there are three objectives (Paragraph 8) to sustainable development comprising economic, social and environmental objectives. The environmental objective includes contribution to protecting and enhancing our natural, built and historic environment.

Para 10 sets out that the heart of the framework is a presumption in favour of sustainable development.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 11 of the Framework identifies how this presumption is to be applied in making decisions on individual applications stating:-

“c) approving development proposals that accord with an up-to-date development plan without delay;”

Section 4 relates to Decision Making. In determining applications, Para 38 states:-

“Local planning authorities should approach decisions on proposed development in a positive and creative way.”

Paragraph 47 reaffirms that:-

“Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”

Para 126 stresses the Government’s commitment to achieving good design, high quality buildings and places.

Paragraph 130 sets out planning policies and decisions should:-

- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and*

where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Section 16 relates to conserving and enhancing the historic environment. The dwellinghouse subject of this application falls within a defined Conservation Area, a defined heritage asset.

Paragraph 189 sets out that:-

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

Paragraph 194 sets out:-

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

Para 206 sets out that:-

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

The proposals constitute sustainable development and under the circumstances, it is clear that significant weight should be attached to this. The proposals wholly conform to the advice in the NPPF and it is considered that the applicants are entitled to anticipate presumption inherent being weighed in their favour.

3.2 **Local Planning Policy**

3.2.1 LDF Site Specific Policies Local Plan

Within the LDF Site Specific Policies Local Plan the site is identified as falling wholly within the settlement of West Bretton and is located within the West Bretton Conservation Area however it is also unallocated for a specific use (white land) in the Development Plan.

3.2.2 LDF Core Strategy

The following policies are considered relevant to the consideration of this application:-

(i) CS10 – Design, Safety and Environmental Quality

The policy states amongst other things:-

“Good design is a key element in sustainable development. Improving our places through raising the quality of the built environment is one of the community strategies underpinning challenges and also a key part of urban renaissance.”

As part of the policy, it is specifically relates to Conservation Areas and requires that:-

“C. Protect and enhance the district’s historic assets particularly scheduledConservation Areas”.

The proposals have been designed to ensure the protection of the character and appearance of the West Bretton Conservation Area. This has been a key part of the design process in ensuring the grain, form, design, scale and materials for the development do not harm heritage assets. It is concluded that the proposal does not harm the character of the immediate area.

In the supporting text at Para 9.9, the advice states:-

“A design lead approach will ensure that every proposal, whatever its scale, responds positively to the particular characteristics of a site and its surroundings and reinforces local distinctiveness and landscape character.”

It is considered that the proposal conforms with the above policy.

3.2.3 LDF Development Policies Document

The following policies are considered relevant to the consideration of this application:-

(i) Policy D9: Design of New Development

This essentially sets out a checklist of criteria against which to consider development proposals. It is considered that the proposal meets with the policy in that the proposals enhance the character of the site and locality and provides suitable arrangements for parking.

(ii) Policy D10: Extensions and Alterations to Dwellings

The policy sets out the Council's requirements in relations to extensions to dwellings in the district. The policy requires that:-

“Extensions and alterations to dwellings shall respect residential amenity, the character and scale of the dwelling, and its location. Development will only be permitted if it would not:

- a. reduce the space about the dwelling resulting in significant harm to residential amenity or character of the area;*
- b. significantly reduce the privacy of occupants of the dwelling or neighbouring properties;*
- c. significantly overshadow neighbouring dwellings resulting in harm to the amenity of occupants of the dwelling or neighbouring properties;*
- d. be discordant with the style of the original dwelling or result in significant harm to the character of the area.”*

It is considered that the proposed porch extension will respect residential amenity, the scale and character of the building and its location, houses along the former Home Farm development have similar style porches. Indeed it will also:-

- a. Not cause harm to residential amenity of the character of the area;
- b. Will not reduce the privacy of the host dwelling or neighbouring properties;
- c. Will not result in overshadowing of the dwelling or neighbouring properties; and
- d. Will not be discordant with the style of the original dwelling or result in significant harm to the character of the area.

(iii) Policy D18 – Development Affecting Historic Locations

Policy D18 relates to development including that in Conservation Areas states that development must not negatively impact:-

- “A. Open spaces, views, landmarks and landscape that contribute to their character, appearance or setting;*
- B. The character of any buildings or structures having regard to local scale, proportion, details and materials;*
- C. The preservation of features of architectural, archaeological and historic interest. The council will require that plans for development clearly illustrate the impact of the proposal on any features of architectural, archaeological and historic interest of the area. Such applications must also be supported with full details of the proposal.”*

It is considered that the development of the site will not adversely impact on the setting of the Conservation Area. The principle of new build garaging has already been accepted on the Home Farm development by the Council.

The proposal has been designed to reflect character of the neighbouring properties in design and materials. The proposal will not harm the visual setting of the adjacent Conservation Area.

It is considered that there is no conflict with development plan policy.

3.3 Other Material Considerations

3.3.1 Residential Design Guide

The Design Guide sets out the need to provide site and context appraisal. This was fully taken into account in the drafting up of this scheme, which included examination of:

- (i) The wider setting;
- (ii) Designations - planning policy is fully taken into account;
- (iii) Character and history – which are set out in the submission.

The scheme also addresses the constraints of the site, including taking into account all site specific issues including access and existing development.

4.0 THE ISSUES

4.1 The Development Plan

The Development Plan is the starting point for the consideration of this proposal as set out in Section 38(6) of the Planning & Compulsory Purchase Act 2004 and the National Planning Policy Framework. This states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

As set out, there is no conflict with policy and, therefore, the applicant is entitled to the presumption inherent in Section 38(6) to be weighted in his favour.

4.2 Other Material Considerations

It now falls for the proposal to be considered in the context of all other material considerations. It will be demonstrated that such considerations support the assertion that planning permission should be granted. The following are material considerations to which the proposal gives rise:-

4.2.1 Conservation

Careful consideration has been taken to ensure that the proposed design of the proposed porch and car port is sensitive to the site and the Conservation Area. It is considered that the proposals are sympathetic to the characteristics of the Conservation Area.

Full details of the proposal in the context of the Conservation Area and Listed Buildings are set out in the accompanying Statement of Significance.

4.2.2 Design

It is considered that the carefully designed porch and car port will not give rise in harm in visual amenity. The porch has been designed to be sensitive to the form of the existing dwelling and the car port designed to reflect the barn style characteristics of the site. Care has been taken to ensure that the proposals do not harm the amenity of neighbouring properties or the street scene.

4.2.3 Planning History

It is recognised that the planning history of the site is a material consideration.

The Council when considering the redevelopment of the site considered that new build garaging at the site was acceptable (ref 15/01357/FUL and 18/00885/FUL). This proposal is in line with that approach.

5.0 CONCLUSION

The application seeks the development of a small scale porch to the front of the house and a car port within the residential curtilage of the property. The site is located within the West Bretton Conservation Area, a heritage asset however it is not listed nor is it identified as a building of local importance. It is considered that the proposals are sympathetic to the characteristics of the Conservation Area and the principle of new build garaging at the site has been established when the site was developed.

In summary, it is considered that the proposal conforms with the development plan. In the context of S38(6) of the Planning and Compulsory Purchase Act 2004, the application must be determined in accordance with the development plan unless material considerations indicate otherwise. It is considered, therefore, that there is a presumption in favour of the proposal. From examination of the proposal, there are no material considerations to outweigh the presumption.

The applicants, therefore, anticipate that planning permission will be forthcoming. Nevertheless, we remain willing to discuss all aspects of the proposal with the Council.