

Subject: Alterations and Extensions to Residential Properties: A Consultation Draft Supplementary Planning Document (SPD)

Status: For Publication

Report to: Policy Scrutiny

Date: 4th March 2008

Report of: Executive Director of Regulatory Services

Portfolio

Holder: Portfolio Holder for Regenerating and Promoting Rossendale

Key Decision: No

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

- 1.1 This report seeks Cabinet approval to publicly consult on the Draft SPD for Alterations and Extensions to Residential Properties for a period of six weeks in accordance with the Statement of Community Involvement (SCI).
- 1.2 The consultation period is a mandatory stage in the process of developing Supplementary Planning Documents (SPDs). The consultation will enable statutory consultees, stakeholders and members of the public to comment on the content of the draft SPD and make suggestions for amendments which will then be considered by the planning department.

2. CORPORATE PRIORITIES

- 2.1 The matters discussed in this report impact directly on the following corporate priorities and associated corporate objective.
- Delivering Quality Services to Customers (Customers, Improvement) through ensuring applicants are clear on the Councils policies
 - Delivering Regeneration across the Borough (Economy, Housing)
 - Promoting Rossendale as a cracking place to live and visit (Economy), by encouraging and achieving high quality development.
 - Well Managed Council (Improvement, Community Network) by having robust and clear policies in place to use.

3. RISK ASSESSMENT IMPLICATIONS

3.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- The SPD for Alterations and Extensions to Residential Properties will be an essential tool in determining applications having regard to the built environment. To not consult on the draft SPD would result in the failure of its progression to adoption without the full weight of the consultation process. This would not adhere to the requirements Statement of Community Involvement (SCI) or government guidance.

4. BACKGROUND AND OPTIONS

4.1 Residential extensions and alterations make up 50% of all planning applications received by the planning department. Therefore a significant amount of resources are used to validate, process and determine applications for domestic extensions and alterations from the perspectives of the Council and applicant.

4.2 The SPD is aimed at applicants for domestic extensions, their architects and all others involved in the design and siting of extensions and alterations. Having this guidance available from the preliminary pre-application discussions through to the final determination of an application will enable officers to process and determine applications more effectively.

4.3 In addition and more importantly, applicants, architects and others involved in preparing and submitting applications for domestic extensions will be able to see clearly the Councils policies on such extensions, which will save all parties time, money and effort in the long run and make the planning process within the Council more effective.

COMMENTS FROM STATUTORY OFFICERS:

5. SECTION 151 OFFICER

5.1 No comments on the report.

6. MONITORING OFFICER

6.1 By involving our customers in the preparation of this document through consultation, the Councils policies will be clearer and easier to understand, ensuring that our customers are aware of what types of residential extensions and alterations will be considered acceptable in the future.

7. HEAD OF PEOPLE AND ORGANISATIONAL DEVELOPMENT (ON BEHALF OF THE HEAD OF PAID SERVICE)

7.1 There are no human resources implications.

8. CONCLUSION

- 8.1 The draft SPD needs to be consulted upon widely to accurately implement the document and make the public aware of its existence as a tool to be used in conjunction with other guidance when submitting a planning application for a residential extension or alteration.
- 8.2 The consultation period will feed into the process of preparing the final SPD which will be available to everyone involved in the planning process to alleviate inappropriate and incomplete applications and ensure that residential extensions are appropriate having regard to the SPD.

9. RECOMMENDATION(S)

- 9.1 That Cabinet approve the draft SPD on Alterations and Extensions to Residential Properties to go out to public consultation for a period of six weeks, after which will follow a period of revision and amendment where necessary.

10. CONSULTATION CARRIED OUT

- 10.1 This stage is the initial and only consultation exercise that will be carried out on this document, until such a time as it is updated and/ or replaced.
- 10.2 After this consultation has taken place and amendments made (where necessary), a finalized document will be brought back before Cabinet for its adoption later this year.

11. EQUALITY IMPACT ASSESSMENT

Is an Equality Impact Assessment required Yes

Is an Equality Impact Assessment attached Yes

12. BIODIVERSITY IMPACT ASSESSMENT

Is a Biodiversity Impact Assessment required Yes

Is a Biodiversity Impact Assessment attached Yes

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No background papers