

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

Status: For Adoption

Report to: Cabinet

Date: 18th June 2008

Report of: Executive Director of Regulatory Services

Portfolio

Holder: Portfolio Holder for Regeneration and Leisure

Key Decision: Yes

Forward Plan General Exception Special Urgency

1. PURPOSE OF REPORT

- 1.1 This report seeks Cabinet approval to adopt the SPD for Alterations and Extensions to Residential Properties for development control purposes with immediate effect.
- 1.2 The document has been widely consulted on and comments from both statutory and non-statutory bodies have been taken on board where appropriate. A summary of the responses received is attached at Appendix A.

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 adopt the SPD will result in the continued submission of ill sited and designed extensions and alterations that might otherwise be avoided and improved.

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 siting and design 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 Council's 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 There are no financial implications.

6. MONITORING OFFICER

- 6.1 The adoption of this SPD will ensure that the Council's policies are clear and easy 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 resource implications.

8. CONCLUSION

- 8.1 The SPD should be adopted to improve the level service and understanding available to applicants with regard to residential alterations and extensions.

9. RECOMMENDATION(S)

9.1 That Cabinet approve the SPD on Alterations and Extensions to Residential Properties for adoption with immediate effect.

10. CONSULTATION CARRIED OUT

10.1 The Cabinet approved the draft SPD to go out to public consultation on 20th February 2008.

10.2 Comments made on the SPD have been taken into consideration in the preparation of the final document and changes made where appropriate.

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

Contact Officer	
Name	Caroline Ridge
Position	Planning Assistant
Service / Team	Forward Planning
Telephone	01706 238627
Email address	carolineridge@rossendale.gov.uk

No background papers