

Report of	Meeting	Date
Director of Development and Regeneration	Local Development Framework and Community Strategy Working Group	19 th June 2006
	Development Control Committee	20 th June 2006
	Executive Cabinet	29 th June 2006

HOUSEHOLDER DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

PURPOSE OF REPORT

- To update Members on the progress of the above document and to seek endorsement for the instigation of a formal consultation process in relation to the document which will form part of the Local Development Framework.

CORPORATE PRIORITIES

- The production and implementation of the guidance within this document will have a direct link to the Strategic Objective that seeks to 'Develop the character and feel of Chorley as a good place to live'.

RISK ISSUES

- The issues raised and recommendations made in this report involve risk considerations in the following categories:

Strategy	X	Information	
Reputation	X	Regulatory/Legal	X
Financial	X	Operational	X
People		Other	

- The production of this Supplementary Planning Document (SPD) will contribute to Long Term Outcome 5.3 of the Corporate Strategy Overview 2006/07-2008/09, which seeks an improved local environment.
- Members may be aware that the Council is committed to the production of a number of Supplementary Planning Documents at specific times within the Local Development Scheme. Document production targets have been set out, which the Council is required to meet to avoid a risk that the Council will be penalised in the assessment of the next Planning Delivery Grant settlement. Linked to this is the potential loss of reputation if these agreed targets are missed.
- The document will extend the guidance and advice available to Council Officers and the public, assisting in the interpretation and consistent delivery of design objectives, as held within Local Plan Policies DC8A, DC8B & HS9.

BACKGROUND

7. Members will be aware, following the 2004 Planning and Compulsory Purchase Act, that the former Development Plan system has been replaced. No longer are drafts of all the policies published in one Local Plan and consulted upon in their totality at Consultation and Deposit Draft stages, with subsequent changes to wording made in response to representations.

Under the new system the LDF comprises a suite of documents prepared over a period of time and the stages through which each document must pass are:

- Issues and Options
- Preferred Options
- Submission

8. Early on within the LDF process, it had been noted by Officers that the existing House Extension Design Guidelines (HEDG), adopted in 1998 was becoming somewhat out of date. More seriously, it was failing to further the Councils aspiration to achieve high standards of design throughout the Borough and aspiration supported by a shift in Government policy.
9. The purpose of the new guidance is to assist anyone wishing to extend a residential dwelling, in either urban or rural areas, and to promote a higher standard of design. It will be used as a guide to how the policies in the Development Plan will be applied to householder developments. It is also expected that the document will assist in the interpretation and ensure consistent delivery of design objectives as held within Local Plan Policies DC8A, DC8B & HS9, including replacement dwellings and garden extensions in the countryside. The published version of the draft guidance will be fully illustrated to help understanding.
10. The principle changes can be summarised as:
 - a) Much more specific guidance regarding the need to ensure that design solutions understand and respect their context and achieve cohesion with their surroundings.
 - b) Detailed guidance regarding the mass, scale and detailing of extensions including some new guidelines to help achieve a satisfactory proportional relationship.
 - c) Expanded information regarding the need to ensure that extensions do not cause detriment to the amenity of neighbours.
 - d) New guidance specifically relating to the extension of buildings situated on corner plots.
 - e) Expansion of guidance relating to extensions in rural areas.
 - f) Specific guidance relating to conservatories, balconies and terraces.
 - g) Specific guidance relating to renewable energy sources and their impact upon domestic buildings.
 - h) Greater guidance about outbuildings, boundary treatments and the treatment of space.
11. The document has been the subject of some informal consultation, during its drafting. The document continues to be circulated within the Council for comments and where possible those comments will be incorporated prior to formal consultation taking place. It is not envisaged that any fundamental changes will be necessary.
12. It is emphasised that the images shown within the draft document attached are for illustrative purposes only, in order to provide a better understanding of the text. These will be altered and improved during and after the consultation process.

COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES

4. There are no HR implications associated with this report.

COMMENTS OF THE DIRECTOR OF FINANCE

5. There are no financial implications associated with this report.

RECOMMENDATION

6. That members endorse the draft document and recommend that Executive Cabinet approves it for consultation and community involvement purposes subject to ratification by Full Council with any minor textural and illustrative amendments being delegated to the Director of Development and Regeneration.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. The only other option considered was to do nothing (retain guidelines in existing House Extensions Design Guide SPG). Testing of this option was carried out in April 2006 to identify how it performed against social, economic and environmental objectives in the Sustainability Appraisal Framework. Following this it was concluded that the most sustainable option for this document was its revision, and thus the Draft SPD prepared.

JANE E MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
Existing House Extension Design Guide	1998	***	Union Street Gillibrand Street

Report Author	Ext	Date	Doc ID
Andrew Tegg	5327	5 th June 2006	