

Report of	Meeting	Date
Chief Executive	Council	20 September 2016

DRAFT HOUSEHOLDER DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

PURPOSE OF REPORT

- To seek approval of the attached draft Householder Design Guidance Supplementary Planning Document (SPD) for public consultation.

RECOMMENDATION(S)

- To approve the draft Householder Design Guidance Supplementary Planning Document (SPD) for public consultation for a 6 week period from 4th October – 15th November 2016.

EXECUTIVE SUMMARY OF REPORT

- The Householder Design Guidance Supplementary Planning Document (SPD) replaces the Householder Design Guidance Supplementary Planning Guidance (adopted February 2008). The replacement Householder Design Guidance SPD continues to provide help for people who wish to extend or alter their property and aims to achieve high quality extensions which respect their surroundings and protect the amenity of neighbours. The draft SPD will be subject to a 6 week public consultation from 4th October – 15th November 2016.

Confidential report Please bold as appropriate	Yes	No

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	x	A strong local economy	x
Clean, safe and healthy communities	x	An ambitious council that does more to meet the needs of residents and the local area	x

BACKGROUND

- Supplementary Planning Documents (SPDs) offer local planning authorities the opportunity to add guidance in specific policy areas. They are documents that must be prepared in consultation with interested parties, and must be subject to a screening process to discover whether a sustainability appraisal would be required. Unlike Development Plan Documents (DPDs) SPDs do not require independent examination before they are adopted.

6. The Householder Design Guidance SPD will replace the existing Householder Design Guidance Supplementary Planning Document adopted in February 2008. The new SPD is intended to provide more positive and comprehensive guidance and will form part of the Local Development Framework for Chorley. The SPD continues to provide help for people who wish to extend or alter their property and aims to achieve high quality extensions which respect their surroundings and protect the amenity of neighbours. The SPD sets out the general principles which should be considered when designing an extension and gives specific advice on particular types of extensions and alterations which should be addressed as part of any planning application. The SPD does not introduce new policies.
- 7 This SPD relates to the design standards set within Policy 17 (Design of New Buildings) of the Central Lancashire Core Strategy (2012), Policy HS5 (House Extensions) and Policy BNE1 (Design Criteria for New Development) of the adopted Chorley Local Plan (2012-2026) and the Central Lancashire Design Supplementary Planning Document (2012).

MAIN CHANGES

8. The main changes reflected in the draft Supplementary Planning Document are:
 - To alter guidance following changes to Permitted Development Rights (2015 and Technical Guidance issued April 2016) which allow you to make alterations to, or extend your home without applying for planning permission. For example two storey and first floor extensions can result in an overbearing addition not only with respect to over-dominance of neighbouring/affected private amenity space but also in relation to the existing /parent building. Permitted development rights now allow extension of a property of more than one storey with habitable room windows as long as it remains no less than 7 metres away from any facing boundary/garden (see Rear Extension diagrams on page 11 of the SPD)
 - To incorporate interface distances where there is a difference in levels between properties (see para 2.6).
 - To streamline previous guidance on general design and incorporate it within the Specific Advice Section (see Section 2 pages 5 -15).
 - To include information on Tree Preservation Orders (TPOs) and direct people to where detailed information on TPOs can be found (see page 4).
 - To move guidance on protected species (certain plants and animals) to the 'other consents and regulations' section (see page 3).
 - To include more positive and clearer wording throughout the document so it is apparent that the information is guidance but any applications contrary to the guidance will need to be justified
 - To direct people to online application information, and include relevant web links to information, planning policies and guidance on the Council's website (see pages 1 – 3).

NEXT STAGES

- 9 If approved for public consultation, the Householder Design Guidance SPD will be consulted on for a six week period from 4th October – 15th November 2016. Following consultation any comments will be analysed and the SPD finalised.
- 10 The final SPD will then be reported to Council with a recommendation to adopt on 24th January 2017 for use for development control purposes. Under the planning regulations, the revised SPD along with a statement setting out the people consulted when preparing the SPD, a summary of the main issues raised and how these issues have been addressed must be made available for a minimum of 4 weeks before it is adopted.

IMPLICATIONS OF REPORT

- 11 This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area	x	Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

- 12 No Comments

COMMENTS OF THE MONITORING OFFICER

- 13 No Comments

GARY HALL
Chief Executive

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Alison Marland	5281	8 September 2016	***