

Report of	Meeting	Date
Director of Business Development and Growth	Council	24 January 2017

HOUSEHOLDER DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

PURPOSE OF REPORT

- To seek adoption of the Householder Design Guidance Supplementary Planning Document (SPD)

RECOMMENDATION(S)

- Members are asked to adopt the Householder Design Guidance SPD as detailed in Appendix 1.

EXECUTIVE SUMMARY OF REPORT

- This report explains the purposes and objectives of the Householder Design Guidance SPD which has now been finalised and is intended to be adopted.

Confidential report Please bold as appropriate	Yes	No
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CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

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

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.
- The Householder Design Guidance SPD will replace the existing Householder Design Guidance Supplementary Planning Document adopted February 2008 and Appendix 2 of the Design Guidance Supplementary Planning Guidance (2004). 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).

HEADING

8. A draft version of the SPD was consulted on between 4th October and 15th November 2016. Over 350 people and organisations were consulted including statutory consultees and other organisations, and members of the public that have asked to be kept informed of work on the Local Plan. Members of the Agents Forum were also consulted. The Council issued a press release, and inserted it within the October 2016 'In the Know' edition and November 2016 'In the Boro' edition. Paper copies were sent to local libraries and post offices in villages without a library and were made available for inspection at the Union Street offices during normal opening hours.
9. Nine representations were received in relation to the consultation comprising 1 support (Adlington Town Council), 3 representations having no comments to make to the content of the SPD (Historic England, Heath Charnock Parish Council & Blackburn with Darwen Borough Council) and 5 representations providing further information for consideration. A summary of the representations is included at Appendix 2 and discussed below.
10. Highway England welcomed the SPD encouraging early engagement with neighbours to discuss plans prior to submission of planning applications. They also wanted to make the Council aware of restrictions where a proposal may affect a motorway boundary (as defined by the motorway boundary fence). In such cases, Highway England would always seek to confirm that an applicant erects their own boundary fence on their own property to the satisfaction of the local planning authority, and for this to be at least one metre outside of the motorway fence line for the purposes of future maintenance. Highway England does not want to include a specific reference in the SPD and officers agree this information is not relevant within this SPD.
11. Natural England advises the Council to consider making provision for green infrastructure; biodiversity enhancements; landscape enhancement and other design considerations including the impact of lighting and biodiversity in the SPD. In response biodiversity and green infrastructure networks to create ecological networks is covered within the Central Lancashire Biodiversity and Nature Conservation SPD (referenced at page 3 of the SPD). The SPD references and provides hyperlinks at page 1 to the design standards set within Policy 17 (Design of New Buildings) of the Central Lancashire Core Strategy, Policies HS5 (House Extensions) and Policy BNE1 (Design Criteria for New Development) of the adopted Chorley Local Plan (2012-2026) and the Central Lancashire Design SPD. These include the design and landscaping elements of any planning application proposal. There is no need to duplicate guidance within the SPD contained in other adopted SPD documents and the Local Plan.
12. Natural England has requested additional advice on the impact of lighting and Anderton Parish Council has requested an additional subsection covering advice on extraneous additions to new extensions and outbuildings e.g. external lighting units which can have significant impact on neighbourhood amenity.

13. In respect of external lighting, minor domestic light fittings, are not subject to planning controls but “artificial light emitted from premises so as to be prejudicial to health or a nuisance” which could be classed as a “statutory nuisance” is covered by the Environmental Protection Act 1990. The SPD will provide guidance at a new section 9, External Lighting to read “Local Plan Policy BNE6 (Light Pollution) covers new development especially commercial and leisure facilities requiring or likely to require external lighting. Minor domestic light fittings, are not subject to planning controls. Nevertheless, if you are planning to install external lighting for security or other purposes, you should ensure that the intensity and direction of light does not disturb others. Many people suffer extreme disturbance due to excessive or poorly-designed lighting. Ensure that beams are not pointed directly at windows of other houses. Security lights fitted with passive infra-red detectors (PIRs) and/or timing devices should be adjusted so that they minimise nuisance to neighbours and are set so that they are not triggered by traffic or pedestrians passing outside your property”.
14. The Environment Agency (EA) recommends that a section is included within the proposed SPD to ensure that the developer incorporates flood risk into their design prior to submitting their planning application to ensure the process is as efficient as possible. A new paragraph is proposed after para 1.11 to refer to the importance of incorporating flood risk into a design prior to submitting a planning application, and to follow the Environment Agency’s Flood Risk Standing Advice if an applicant is carrying out a flood risk assessment for a development classed as a minor extension (household extensions or non- domestic extensions less than 250 square metres) in Flood zone 2 or 3.
15. United Utilities (UU) has asked for additions within the SPD to include that the Council take account of the impact of the proposed development on utilities assets so as to protect them (para 1.11); and to make applicants aware that in relation to other non-planning consents which may be required before works are undertaken, United Utilities has a developer services team which can provide guidance and advice (para 1.15). To highlight the issues of urban creep (this is the loss of permeable surfaces within urban areas creating increased runoff which contributes to flooding and other problems) United Utilities wants reference that the surfacing of front gardens can also lead to flooding and pollution of watercourses (para 6.3). The SPD will include these additions.

NEXT STEPS

16. 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. The 4 week period will take place between 19 December and 16 January 2017.
17. Accordingly, the final version of the SPD is being placed before Members for approval to adopt for use for development control purposes.
18. Following adoption the SPD and adoption statement will be placed on the Council’s website; made available at the Council’s Civic office and local libraries and post offices in villages without a library. Any person aggrieved by the adoption of this SPD may apply to the High Court for permission to apply for judicial review of the decision to adopt the SPD. Any such application for leave to review the decision must be made promptly and in any case not later than three months after the date on which this adoption statement is published – that is by 19 April 2017.

IMPLICATIONS OF REPORT

19. This report has implications in the following areas and the relevant Directors’ comments are included:

Finance		Customer Services
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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

20. No Comments

COMMENTS OF THE MONITORING OFFICER

21. No Comments

MARK LESTER
DIRECTOR OF BUSINESS DEVELOPMENT AND GROWTH

Background Papers			
Document	Date	File	Place of Inspection
Draft Householder Design Guidance SPD	20 September 2016	***	http://chorley.gov.uk/Documents/Consultations/Draft%20Householder%20Design%20Guidance%20SPD%202016.pdf

Report Author	Ext	Date	Doc ID
Alison Marland	5281	09 January 2017	***