

TRAFFORD COUNCIL

Report to: Executive
Date: 27 February 2011
Report for: Decision
Report of: Executive Member for Economic Growth and Prosperity

Report Title

A Guide for Designing House Extensions and Alterations Supplementary Planning Document (SPD4).

Summary

This report provides Executive with the revised SPD4: A Guide for Designing House Extensions and Alterations document for consideration. It recommends that the SPD be approved as part of the Trafford Local Development Framework for Development Control purposes.

The report details the main comments received and details the Council's response.

The purpose of this Supplementary Planning Document is to assist with the interpretation and implementation of Policy L7 Design, contained within the Adopted Trafford Core Strategy.

Recommendation(s)

That the Executive:

1. Approve the Guide for Designing House Extensions and Alterations SPD4 as part of Trafford's Local Development Framework;
2. Approve the Guide for Designing House Extensions and Alterations SPD4 for development management purposes;
3. Delegate responsibility for approving any minor amendments to the wording and or layout of the final SPD to the Corporate Director of Economic Growth and Prosperity, prior to its formal publication.

Contact person for access to background papers and further information:

Name: Rob Haslam
Extension: 4788

Background Papers:

- Trafford Local Development Scheme (November 2010).
- Trafford's Statement of Community Involvement (Feb 2010).
- Trafford Core Strategy (January 2012).

1.0 Background

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to revise and update the Council's current Planning Guidelines for House Extensions, which were originally adopted in 1994. This SPD will assist with the interpretation of Policy L7 Design of the Core Strategy and will assist householders in putting together appropriate proposals following national changes in domestic 'permitted development' rights, broader domestic trends and the growing emphasis on the requirement for development to be sustainable and high quality.
- 1.2 Copies of the SPD and supporting consultation documentation are available on the Council's website. Paper, disk or e-mail copies are available on request.
- 1.3 The SPD has been produced in accordance with the advice contained in Planning Policy Statement 12: Local Development Frameworks and the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 1.4 The 2008 Planning Act removed the requirement for sustainability appraisal of supplementary planning documents that do not introduce new policies or proposals or modify planning documents which have already been subject to sustainability appraisal. This SPD supports Policy L7 and other relevant policies in the Core Strategy that have been subject to SA as part of the Core Strategy process. The Inspector appointed to consider the soundness of the Trafford Core Strategy concluded in her report (November 2011) that the Core Strategy was adequate in terms of its appraisal of the environmental, economic and social effects of its policies. For more information see the Core Strategy Sustainability Appraisal pages on the Council website. It is considered that the impacts have been covered in the appraisal of the parent Development Plan Document and there is no further requirement for appraisal or screening of this Supplementary Planning Documents (SPD)

2.0 Public Consultation

- 2.1 The Executive received a report on the 21st February 2011 outlining the main features of the SPD. The draft SPD was subject to a six week public consultation period between the 7th March 2011 and 18th April 2011. A letter was sent to all the statutory consultees, and other consultees in line with the procedure for Local Development Framework Documents and the Council's Statement of Community Involvement. The draft SPD was also made available on the website, in libraries, etc.
- 2.2 In total, 3 separate organisations including United Utilities, National Trust and the Environment Agency made representations during the above consultation period.
 - The comments received from United Utilities make reference to the need to check the location of existing infrastructure assets, such as public sewers, with regard to maintaining access for maintenance at all times and that the building over and/or adjacent to the assets may not be permitted.
 - The Environment Agency outlined that householder developments are covered by their national flood risk standing advice and as such reference should be made to their website for extension proposals within flood zones 2 and 3. The Environment Agency also highlighted their policy against the culverting of watercourses except for access purposes and the relevance of considering the locations of culverts when preparing householder proposals.

- The National Trust predominantly welcomed the provisions within the SPD document to safeguard a high standard of design within the Borough and its advice on sustainable design in householder developments. Additional comments were made with reference to providing more detailed advice for heritage assets and listed buildings. The National Trust comments also offered suggestions for providing additional links and reference material throughout the document.

3.0 Summary of the changes to the SPD

3.1 Changes to the SPD have been made in response to the representations made and also to reflect changes to Policies in the Core Strategy that have been made through the Examination process, which form the policy justification for the SPD. In line with the above responses received, the following amendments have been made to the document:

- Reference has been included in the document in Section 5 (Special Considerations) to the need to consider existing infrastructure requirements, in connection with United Utilities infrastructure, and to the national flood risk standing advice on the Environment Agency website for proposed householder development in the relevant flood zones. The requirement to give consideration to the location of culverts in connection with householder development has also been included in the floodrisk section of the document.
- In Section 3, in response to comments made by the National Trust, the advice on boundary treatments has been amended to include that permitted development rights can be removed for the erection of boundary treatments so that householders are aware of this process. The text in Section 3 for Sustainable Design and Construction has also been amended to include encouraging the adoption of energy efficient practice in household proposals as outlined in Policy L5 of the Core Strategy and the comments from the National Trust.
- Furthermore, Section 4, which details guidance on heritage assets, conservations areas and listed buildings includes reference to the settings of these assets and emphasises that most works to listed buildings require listed building consent following the consultation responses from the National Trust.

4.0 Summary of the proposed Guide for Designing House Extensions and Alterations SPD

4.1 The SPD document is divided into five main sections. The first section introduces the status and policy context of the document. Section 2 contains procedural information and general advice regarding the planning application process and advises on up-to-date 'permitted' development that does not require planning permission. This section is designed to facilitate an efficient planning application process by ensuring that the correct information is submitted early in the process and helping applicants to be informed of the planning application process.

4.2 The third section of the SPD provides general guidance on design principles and safeguarding amenity and is applicable to all extensions and alterations. It is intended that by outlining general principles this document will help applicants and other parties involved in the development process put together an acceptable scheme. The document outlines guidance on appropriate scale and design to ensure that an extension

safeguards the character and appearance of the property and the surrounding area and provides advice on how to generally safeguard neighbouring amenity.

- 4.3 Greater detail is provided in this document with regard to responding to the character of the original property and how an extension can sit well in the street scene. It introduces the matter of minimising the visual impact of bin storage on residential streets and the importance of designing satisfactory parking provision so that it does not dominate residential frontages or harm highway safety. It advises on the importance of retaining landscaping and trees and places greater emphasis on the need to retain spaciousness around dwellings that is characteristic of the surrounding area. It introduces sustainable design and construction measures that are feasible at a householder level in line with broader government aims to incorporate sustainability.
- 4.4 The existing privacy standards have been retained and an additional separation distance is proposed for windows above first floor level to achieve 13.5m to site boundaries. It highlights the importance of all of these elements in achieving a high quality and successful householder scheme. The detailed information on these general principles is intended to prompt early consideration of the main issues in householder planning applications and to assist officers in advising on what is considered appropriate development and for consistent and robust decision making to take place.
- 4.5 The fourth part of this SPD provides advice with regard to specific types of domestic extension or alteration. It places greater emphasis on the scale of side extensions being proportionate to the main dwelling and minimising their impact upon spaciousness in the street scene. This document omits the 2m setback for two storey side extensions in the current document and outlines the retention of a 1m gap to the side for all first floor side and two storey side extensions. In addition to reduce the visual impact of bin storage a gap of 750mm will be sought for single storey side extensions to maintain a through route to the rear and retain spaciousness within the street scene.
- 4.6 Section 4 advises on how to appropriately extend corner properties to preserve the street scene and introduces a minimum of 2m to be maintained to site boundaries for single storey proposals, although significantly more may be required to maintain the spaciousness of the area. The means of assessing rear extensions to protect neighbouring amenity is outlined following changes to 'permitted development' criteria. The allowance of a 3m projection in national permitted development criteria has been acknowledged in this document and 3m is considered an acceptable depth for a single storey rear extension to a semi-detached or terraced property. This document introduces assessment criteria for extensions greater than 3m in depth on terraced and semi-detached properties.
- 4.7 Other specific forms of development that are covered include dormer windows, porches, boundary treatments, garages, front extensions, developments in rear gardens, balconies and air conditioning units. The greater detail provided for each of these types of development will assist applicants in understanding what is considered acceptable by the Council and should help officers in pre-application discussions and in determining planning applications to safeguard the character of residential properties and the surrounding areas.
- 4.8 The fifth section refers to special circumstances or additional matters that may have to be taken into consideration during the application process, such as the implications of an application site being in a conservation area or the potential for a protected species to be affected by the proposal.

Other Options

The SPD is a key document that supports the Council’s Core Strategy and Planning Control function. If the SPD is not approved for public consultation it would undermine the Trafford Core Strategy and not supplement its policies with advice specific to householder issues. It would also mean that development control decisions will continue to be made with regard to policies and supplementary planning guidance which are out-of-date making them more likely to be successfully challenged.

Consultation

Consultation on a draft SPD was undertaken in line with the Council’s Statement of Community Involvement.

Reasons for Recommendation

To enable the Guide for Designing House Extensions and Alterations SPD4 to be approved as part of Trafford’s Local Development Framework and for development management purposes and to provide the framework for the delegation of approving the final SPD to the Corporate Director Economic Growth and Prosperity.

Key Decision

This is a key decision currently on the Forward Plan: Yes

Finance Officer Clearance (type in initials).....PC.....

Legal Officer Clearance (type in initials).....JL.....

CORPORATE DIRECTOR’S SIGNATURE



(electronic).....

To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.

Implications:

Relationship to Policy Framework/Corporate Priorities	The Guide for Designing House Extensions and Alterations SPD will contribute to a number of Corporate Priorities, in particular Positive Environmental Impact and Better Homes.
Financial	The preparation of the SPD is funded from the existing Strategic Planning & Development budget within the EGP Directorate’s overall budget.
Legal Implications:	The SPD has been produced in accordance with the aims of PPS1: Sustainable Development. It is an important material consideration in the determination of planning applications.

Equality/Diversity Implications	No negative impacts identified.
Sustainability Implications	This SPD will contribute to development in the borough being sustainable through providing guidance on sustainable design and construction and encouraging measures that reduce carbon emissions at a householder level. The document promotes environmental quality, sustainable drainage, and the retention and appropriate management of landscaping.
Staffing/E-Government/Asset Management Implications	None. The document will be available on the council's website.
Risk Management Implications	The SPD is a document that supports the Council's Core Strategy and Planning Control function. If the SPD is not approved it would not supplement Core Strategy Policies or provide specific guidance for householder development. This could mean that development control decisions will continue to be made with regard to policies and supplementary planning guidance which are out-of-date and not reflective of the current Permitted Development Order, making them more likely to be successfully challenged and hindering the positive management of a high quality residential environment within the borough.
Health and Safety Implications	None.