

APPENDIX G

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 5 OCTOBER 2010

Title:

RESIDENTIAL EXTENSIONS – SUPPLEMENTARY PLANNING DOCUMENT

**[Portfolio Holder: Cllr Taylor-Smith]
[Wards Affected: All]**

Summary and purpose:

The purpose of this report is to recommend that the Residential Extensions SPD is adopted by the Council to be used as a material planning consideration when determining relevant planning applications. The document has been written to amplify the requirements of saved policy D4 of the Waverley Local Plan 2002, it will also replace the previously adopted Supplementary Planning Guidance Advice Note - Residential Extensions: Design Guidelines (2002).

How this report relates to the Council's Corporate Priorities:

The Residential Extensions SPD supports the environmental priorities of the Council. The document encourages good quality design in new residential extensions that require planning permission.

Equality and Diversity Implications:

There are no equality and diversity implications.

Climate Change Implications:

The SPD encourages householders and developers to adopt more sustainable methods of design and construction.

Resource/Value for Money Implications:

There are no resource implications.

Legal Implications:

Once adopted as SPD, the document will be used as a material planning consideration to be taken into account when assessing relevant planning applications.

Background

1. The Supplementary Planning Guidance Advice Note - Residential Extensions: Design Guidelines was adopted in December 2002 to support the policies contained within the Waverley Borough Local Plan 2002 and amplify the principles set out in Surrey Design (2002).
2. Whilst the document has proved to be useful when advising applicants on the expectations of the Planning Authority, the lack of a comprehensive consultation process prior to its adoption has meant that the document is often afforded limited weight when relied upon at appeal.
3. It was therefore considered timely to undertake a review of the document, update it to reflect current design thinking, and subject it to a robust consultation procedure with the intention for it to be adopted by the Council as a Supplementary Planning Document (SPD).
4. Given the recent amendments to the Town and Country Planning Act (Local Development) (England) Regulations 2004, there is no longer a need for a SPD to be included within the Local Development Scheme (LDS) or be subject to a Sustainability Appraisal (SA). As a result, the time and resources required to produce a SPD have been reduced, giving greater opportunity to produce the Residential Extensions SPD.
5. The draft Residential Extensions SPD is attached at Annexe 1. The intention of this document is to set out clear guidelines for new residential extensions; build on evolved best practice; clarify existing design thinking; improve its use at appeal and plug any identified gaps in relevant advice. It is not the intention of the document to stifle innovative or unusual design, but to provide a clear framework for consideration by all applicants when developing new residential extensions that require planning permission.

Consultation

6. A formal six-week consultation was undertaken between 19 February and 1 April 2010 where key stakeholders were invited to comment. The public were also informed of the consultation through Waverley's Making Waves publication, and a formal notice being published in the local newspapers.
7. In accordance with Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended (2008 and 2009), a Consultation Statement has been produced. This is available on request.
8. Thirty-one responses were received containing the following comments:
 - Saved policies RD2 and RD2A are out of date, too prescriptive and should be deleted.
 - How will the guidelines be enforced?
 - The policy that extensions should be subservient to the original dwelling has no architectural or planning basis. Planners must be given the flexibility to

take into account the design and beauty of the original building, rather than stick inflexibly to a rule book.

- There should be no blanket ban on the use of crown flat roofs, these can work perfectly well in appropriate locations.
 - There is no justification for preventing the use of garage attic space to increase accommodation.
 - The general assumption throughout the document is that all residential extensions will be of a traditional form. More general and specific guidance needs to be given on how good contemporary design and use of modern building methods can actually enhance the environment.
 - The sustainability section does not go far enough.
 - The document does not include anything on Secured By Design, Flood Risk, enforcement and what happens during construction.
9. Where practicable and appropriate, amendments have been made to the SPD to take into account the responses of the consultation and where this has not been possible, the Consultation Statement has explained why this is the case.

Conclusion

10. In order to ensure that the guidance given to applicants is up to date, reflective of current design thinking and robust enough support decisions at planning appeal, it is considered appropriate and timely to update the Residential Extension Guide. It is considered that the document has followed a robust consultation process in accordance with the relevant regulations and the Statement of Community Involvement. This will give it sufficient weight when relied upon through the planning appeal process.

Recommendation

It is recommended to the Council that the Residential Extensions Supplementary Planning Document be adopted and replace the 2002 Supplementary Planning Guidance.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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