

Report to:	Cabinet	Date of Meeting:	Thursday 1 st October 2015
Subject:	Consultation on Replacement Draft 'New Housing' and 'House extensions' Supplementary Planning Documents	Wards Affected:	(All Wards);
Report of:	Chief Executive		
Is this a Key Decision?	Yes	Is it included in the Forward Plan?	Yes
Exempt/Confidential	No		

Purpose/Summary

To report on the rationale for the Supplementary Planning Documents (SPD's) and the key proposed changes from the existing documents.

Recommendation

That Cabinet approves the Draft House Extensions and New Housing SPD's for public consultation.

How does the decision contribute to the Council's Corporate Objectives?

	<u>Corporate Objective</u>	<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Jobs and Prosperity		✓	
3	Environmental Sustainability	✓		
4	Health and Well-Being	✓		
5	Children and Young People		✓	
6	Creating Safe Communities	✓		
7	Creating Inclusive Communities	✓		
8	Improving the Quality of Council Services and Strengthening Local Democracy	✓		

Reasons for the Recommendation:

Draft Supplementary Planning Documents (SPD's) are required to undergo public consultation prior to adoption. Approval for consultation of draft versions of the House Extensions and New Housing SPD's is necessary to progress both documents and give them maximum weight when used to determine planning applications.

Alternative Options Considered and Rejected:

One alternative would be not to update the existing SPD's. However this would result in the existing documents becoming further inconsistent with national planning policy and consequently being of limited weight in making decisions on planning applications.

What will it cost and how will it be financed?

(A) Revenue Costs- up to £1,500, met out of Local Plan budget

(B) Capital Costs- N/A.

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Financial		
Legal Supplementary Planning Documents [SPDs] expand or add details to policies in the Development Plan and are a material consideration in the determination of planning applications. SPDs are not subject to independent examination but local authorities must consult the community in their preparation.		
Human Resources		
Equality		
1.	No Equality Implication	<input checked="" type="checkbox"/>
2.	Equality Implications identified and mitigated	<input type="checkbox"/>
3.	Equality Implication identified and risk remains	<input type="checkbox"/>

Impact of the Proposals on Service Delivery:

The adoption of these Supplementary Planning Documents will lead to more efficient and effective use of staff resources and make it easier for the public to make acceptable planning applications as they will provide up to date information in one place.

What consultations have taken place on the proposals and when?

The Chief Finance Officer has been consulted and notes the report indicates no direct financial implications for the Council. The costs of consultation up to £1,500 will be met from the Local Plan budget. (FD 3793/15)

Head of Regulation & Compliance has been consulted and any comments have been incorporated into the report. (LD 3076/15)

Implementation Date for the Decision

Following the expiry of the “call-in” period for the Minutes of the Cabinet Meeting

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Background Papers:

None

1. Introduction/Background- Existing House Extensions and New Housing Development Supplementary Planning Documents

- 1.1 In 2003 Sefton Council adopted House Extensions and New Housing Development Supplementary Planning Documents (SPD's). At the time these documents were adopted they were consistent with national planning policy.
- 1.2 However in recent years with the introduction of the National Planning Policy Framework (NPPF) in 2012 and the extensions of permitted development rights for household applications, there has been a shift towards flexibility in national planning policy which has rendered some parts of the existing SPD's out of date and in conflict with national policy.
- 1.3 This has led to situations where development contrary to the SPD's has been approved on appeal due to the guidance being out of date. This conflict between parts of the out of date SPD's and national policy means that the documents sometimes have limited weight in planning decisions. This creates frustration, delays and uncertainty for residents, elected Members, applicants and council officers about what development is acceptable.

2. Purpose of New Supplementary Planning Documents

- 2.1 It is intended that the new SPDs will provide up to date clear guidance consistent with national policy on what development is acceptable and will therefore have more relevance in making decisions on planning applications. This will provide greater clarity for all stakeholders when deciding planning applications related to house extensions and new housing.
- 2.2 The SPD's will:
 - A. Expand upon the relevant emerging Local Plan policies HC3- New Housing Development and HC4- House Extensions.
 - B. Replace the Existing 2003 SPD's with up to date new versions.

3. Summary of key proposed SPD's changes

- 3.1 The New Housing SPD will:
 - A. Introduce more flexibility in terms of how minimum distances are assessed.
 - B. Condense the text to make it clearer and more concise with fewer words.
 - C. Include a new section on heritage.
 - D. Include a new section on sustainability and drainage.
 - E. Remove some sections no longer needed e.g. section on HMOs.
 - F. Include the 45 degree rule which means that planning applications can be assessed on whether they cross the 45 degree line from neighbours nearest habitable room window.
 - G. Simplify recommended distances between dwellings by removing some standards leaving just a 21 metre distance between habitable windows and 12 metre distance from habitable rooms to blank walls/ non habitable windows.
 - H. Remove the requirement for extra distances between dwellings for 3 storey houses.

- I. Change the garden space requirement from a standard 70sq metres to 50 (for one and 2 bedroom houses and 60sq metres (for 3+ bedroom houses) and placed more emphasis on quality and usability of garden space.
- J. Reduce the minimum distances between properties and access roads.

3.2 The House Extensions SPD will:

- A. Introduce more flexibility in terms of how extension distances are assessed.
- B. Condense the text to make it clearer and more concise with fewer words.
- C. Take into account expanded national permitted development rights.
- D. Increase the recommended maximum rear extension size to 4 metres.
- E. Include the 45 degree rule which means that planning applications can be assessed on whether they cross the 45 degree line from neighbours nearest habitable room window.
- F. Include a renewable energy section in the House Extensions SPD.
- G. Reduce the setback distance on 1st floor side extensions from 2 metres to 1 metre.

3.3 The draft documents are available to view on the following webpage:

www.sefton.gov.uk/2015SPDs

4. SPD's Next Stages

- 4.1 The two SPD's will be subject to subject to 8 weeks consultation which exceeds the minimum period set out in the council's Statement of Community Involvement. Comments made during this consultation will be summarised and the document will be amended to reflect relevant comments made.
- 4.2 Following this a final version will be produced with a consultation statement (showing changes made as a result of the consultation.) When adopted these documents will replace the existing House Extensions SPD (2003) and New Housing Development SPD (2003) and will be used for development management purposes.

