
Report to: Cabinet **Date of Meeting:** 10 March 2016

Subject: Adoption of House Extensions and New Housing 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 consultation undertaken by the council on the two Documents, namely the House Extensions and New Housing Supplementary Planning Documents (SPD's.) This includes comments received and any proposed changes before the documents are officially adopted by the council.

Recommendation(s)

That Cabinet approves the adoption of the House Extensions and New Housing SPD's for Development Management Purposes.

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:

Supplementary Planning Documents (SPD's) are required to be officially adopted by the council in order for them to be given weight when determining 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- Not applicable

Implications:

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

Financial	
Legal	
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 (FD.4029/16.) has been consulted and notes the report indicates no direct financial implications for the Council. Revenue Costs (estimated as up to £1,500) can be met from the Local Plan budget and the Head of Regulation and Compliance (LD 3312/16.) has been consulted and any comments have been incorporated into the report.

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:

The following background papers, which are not available elsewhere on the Internet can be accessed on the Council website via this link: <http://www.sefton.gov.uk/2015spd>

- I. House Extensions SPD
- II. New Housing SPD
- III. Consultation statement:

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.

1.4 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. Consultation Process

2.1 Sefton Council consulted on the Draft House Extensions and New Housing Supplementary Planning Documents (SPD's) between the 26th October and the 21st December 2015.

2.2 A total of 12 comments were received on both documents.

The following 5 respondents had no comments to make on the documents:

- I. Historic England (email 3/11/15)
- II. Marine Management Organisation (email 5/11/15)
- III. National Trust (email 25/11/15)
- IV. NATS Airspace Change Team (email 26/10/15)
- V. Natural England (email 19/11/15)

2.3 However the following 7 respondents made comments on the documents:

- I. Adactus Housing (email 18/12/15)
- II. Campaign to Protect Rural England (email 19/12/15)
- III. Canal and River Trust (email 3/12/15)
- IV. Environment Agency (email 19/11/15)
- V. Lancashire wildlife Trust (email 1/12/15)
- VI. Taylor Wimpey (email 16/12/15)
- VII. United Utilities (email 21/12/15)

2.4 In addition one respondent (Barratt Homes) made comments after the deadline (24/12/15)

2.5 A summary of the comments made and the council response is provided in the consultation statement. <http://www.sefton.gov.uk/2015spd>

3 SPD Changes

3.1 The following changes were made as a result of consultation comments:

House Extensions SPD

- I. Paragraph 13.4b was amended to include reference to outbuildings of temporary material not being included when calculating the volume of extensions in the Green Belt. (CPRE)
- II. A new paragraph was included in response to the comment “12.4 Extensions or alterations should also avoid adversely affecting the setting of listed buildings or other heritage assets.” (Canal and river trust)
- III. A point has been added to para 2.11 that extensions should “Avoid adversely affecting the operation of existing water infrastructure.” (United Utilities)

New Housing SPD

- I. Paragraph 11.1 has been amended to clarify that the 15% larger replacement dwelling figure will be measured by volume. (Taylor Wimpey UK Ltd)
- II. Paragraph 8.2 has been amended to include the following sentence “Development should also avoid adverse effects on the operation of existing infrastructure.” (United Utilities)

The final documents are available to view at the following webpage:

<http://www.sefton.gov.uk/2015spd>

4 Next Steps

4.1 When approved for adoption, the council will produce an adoption statement and publicise the adoption of the documents. Once adopted the SPD’s will be able to be taken into account when determining planning applications.

