

House Extensions

Draft Supplementary Planning Document
Statement of Consultation
September 2006



Halton Borough Council

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Draft

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Environmental & Regulatory Services
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Introduction

Under the Planning and Compulsory Purchase Act 2004 it is a requirement to prepare and publish a Statement of Consultation for a range of planning policy documents, including Supplementary Planning Documents (SPDs). This is a reflection of Government's desire to "strengthen community and stakeholder involvement in the development of local communities". The Council has recently adopted the Statement of Community Involvement (SCI), this sets out how the public will be consulted on new planning policy and significant planning applications. This Statement of Consultation has been prepared to meet the requirements of the SCI, and also aims to reflect the intentions of Government planning guidance for reporting on community involvement in the plan making process.

This Statement of Consultation sets out the comments and representations made, and the response to them, in respect of Partnership Consultation Stage conducted by Halton Borough Council, in relation to the House Extensions SPD. The Partnership Consultation Stage took place between 13th June and 27th June 2006. This Statement of Consultation has been produced in accordance with Regulation 17 (1) and 18 (4) of the Town and Country Planning (Local Development) (England) Regulations 2004.

The period of formal public participation on the draft House Extensions SPD will be conducted between 14th September and 26th October 2006. The document will be made available at various deposit locations throughout the Borough, along with a copy of the public notice of 'SPD Matters and Public Participation', Representations Forms, the Sustainability Appraisal Report and an explanatory letter. Each of the aforementioned documents has also been made available on the Council website and in various formats upon request.

Statutory consultees (as outlined in Planning Policy Statement 12 - Local Development Frameworks, Appendix E) will be consulted specifically via letter with an individual copy of the draft SPD attached. In addition, those individuals on the Council's Local Development Framework consultation database that had requested to be informed of the publication of the draft SPD will also be sent a covering explanatory letter, a copy of the public notice of SPD Matters and Public Participation, and a Representation Form.

Partnership Consultation

Partnership consultation period: 13th June – 27th June 2006

Date of consideration of representations: 28th June 2005 - 30th June 2005

Note – All paragraph and page references relate to the numbers as set out in the partnership consultation draft

Consultee	Date comments received and how responded	Comments	Response
Alasdair Cross Planning & Policy Division Environmental & Regulatory Services	19/06/06 Written comments	Para. 1.5 - Change the second 'guidance' to 'document'.	This text has been amended.
		Application of the Policy – Change 'for the disabled' to 'for a disabled person'.	This text has been amended.
		Should there be an introduction to the Guiding Principles section?	Text has now been inserted to explain the Guiding Principles section.
		Para 2.1 – Change 'is aimed at promoting' to 'promotes'.	This text has been amended.
		Para.2.1 provide further information in relation to 'PPGs'.	This text has been amended.
		Para 2.2 is this section in relation to 'Securing the Future' relevant?	It is felt that this document still provides one of the overarching principles for all development (ie sustainable development).
		Diagram 2 – this doesn't do justice to how bad the 2 nd extension is. Consider altering the point of view.	Diagram has been amended.
		Diagram 4 – insert the word 'blank' to 'extended gable wall'.	Diagram has been amended.
		Diagram 9 – the diagram should be made clearer so that it shows 800mm on each side of the boundary.	Diagram has been amended.

Consultee	Date comments received and how responded	Comments	Response
Alasdair Cross Planning & Policy Division Environmental & Regulatory Services <i>Continued . . .</i>		Diagram 9 – as this text refers to semi-detached and terraced properties should the diagrams not also show a terrace or semi-detached property.	Diagram has been amended.
		Diagram 10 – this diagram should show room for 2 off road parking spaces.	Diagram has been amended.
		Section 5 –Should a policy to consider linked detached or the creation of linked detached properties be included?	The text in this section has been amended to include linked detached properties.
		Para. 7.3 bullet 1 – does this apply individually or cumulatively?	It is felt that the text contained in this bullet point is sufficient and a change has not been made.
		Para. 7.3 bullet 2 – could a diagram be included to show this?	Diagram to be included.
		Para 7.3 bullet 5 – insert ‘to’ between ‘extend’ and ‘the’.	This text has been amended.
		Para 7.3 bullet 5 – insert reference to diagram 14.	This text has been amended.
		Para. 8.3 – would it be appropriate to say that ‘where space is tight the use of roller or sectional garage doors that require less room may be more appropriate than ‘up and over’ doors.	This text has been amended.
		Diagram 15 – should be amended to show the distance from the garage rather than the porch.	Diagram has been amended.
		Para. 11.3 – this paragraph should be rephrased for clarity.	This text has been amended.

Consultee	Date comments received and how responded	Comments	Response
Alasdair Cross Planning & Policy Division Environmental & Regulatory Services <i>Continued . . .</i>		Para. 11.4 – The old SPG had a useful example of a block plan highlighting key information required should this also be included.	Diagram to be included.
Neil Macfarlane Planning & Policy Division Environmental & Regulatory Services	14/06/06 Written comments	Para. 8.5 – is the term ‘property boundary’ correct as this suggests a garden wall or fence should be 300mm clear of the highway boundary.	This is the correct terminology.
		Para. 9.2 – how will this principle work for areas where a covenant states that gardens can not be enclosed?	It is felt that many such covenant would relate to front gardens and in this case would not be included within this principle.
		Para. 10.5 – Contact details should be referred to or included here.	Contact details have now been included.
		Para. 11.3 – Amend address.	Address amended
		Section 11 blue box – should this also refer to building control as there are likely to be extensions that do not require planning but may need building control.	Further text inserted in relation to building control.
		Para 11.4 bullet 1 – Provide further detail as to what a ‘set’ is.	Further detail has been included.
		Para 11.4 bullet 2 – Should this be changed from ‘A’ to ‘4’ location plans.	This text has been amended.
		Para 11.4 bullet 2 – Should this also make clear that the plan must be OS based and include at least 2 street names?	This text has been amended to include OS based however, it not felt necessary to require 2 street names.

Consultee	Date comments received and how responded	Comments	Response
Neil Macfarlane Planning & Policy Division Environmental & Regulatory Services <i>Continued . . .</i>		Para 11.4 bullet 3 & 4 – should further information be given as to how many plans should be included?	This text has been amended.
		Para 11.4 bullet final bullet – should this state ‘a signed and dated copy’ of the correct certificate and should it also make reference to the possible need to notify the owners?	This text has been amended.
		Local Information Section – refer to development control website before forward planning.	This text has been amended.
Dave Tierney Building Control Division Environmental & Regulatory Services	14/06/06 by email	The SPD needs to give further consideration to window design in relation to extensions & loft conversions.	Further text has been added to both section 2 and 11 in relation to the need to consider building regulation requirements.
Phil Watts Environmental & Regulatory Services	14/06/06 by email	There should be an agreed format for the Local Information Section i.e. Joanne Dutton - Senior Planning Officer, Planning And Policy Division, Environmental And Regulatory Services John White - Tree and Woodlands Officer, Landscape Division, Environmental And Regulatory Services	This text has been amended.
Steve Williams Housing Strategy Policy & Support Department	22/06/06 by phone	Generally happy with this document.	Acknowledged no change needed.

Consultee	Date comments received and how responded	Comments	Response
Steve Williams Housing Strategy Policy & Support Department <i>Continued . . .</i>		Some concern over the 45-degree rule, which may restrict some of the house extensions that are required for those who are less able.	The 45-degree rule is felt to be important in terms of general amenity for neighbouring properties. However, exceptions may be made for those who are less able as set out in section I of the SPD.

