

REPORT TO: Executive Board

DATE: 21st December 2006

REPORTING OFFICER: Strategic Director, Environment

SUBJECT: Approval of the formal adoption of the House Extensions Supplementary Planning Document

WARDS: Borough wide

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval for the formal adoption of Supplementary Planning Document (SPD): House Extensions as part of the Halton Local Development Framework.
- 1.2 A copy of the House Extensions SPD can be found in **Appendix 1**.

2 RECOMMENDED: That

- 1) The Supplementary Planning Document (SPD): House Extensions be formally adopted as a Supplementary Planning Document and part of the Halton Local Development Framework;**
- 2) The responses to the representations received at the public participation stage, as set out in the statement of consultation, be agreed; and**
- 3) Further editorial and technical changes that do not affect the content or intended purpose of the SPD be agreed by the Operational Director – Environmental and Regulatory Services in consultation with the Executive Board Member for Planning, Transportation, Regeneration and Renewal, if necessary, before the document is published.**

(It should be noted that the format of this document will change slightly before printing to incorporate the Halton formatting i.e. the Halton 'swoosh'.)

3 SUPPORTING INFORMATION

- 3.1 At the 21st September 2006 Executive Board it was resolved that the third Local Development Scheme (LDS) for Halton be approved by the Council for submission to the Government Office for the North West (GONW). This document sets out the spatial planning policy priorities for

the Council for the next three years. The GONW has informed the Council that they do not intend to amend the content of the LDS.

- 3.2 Included within the LDS programme of works is the production of a House Extensions SPD. The purpose of the House Extensions SPD is to complement the Halton Unitary Development Plan (UDP), by providing additional guidance for anyone intending to extend or alter their house or erect a garage or other outbuilding to ensure that all developments:
- a are of exemplary design quality and that any extensions do not spoil the character of the original dwelling, but relate closely to it and harmonise with the existing house in its scale, proportions, materials and appearance;
 - b protect residential amenity of neighbouring properties;
 - c protect and enhance the built and natural environment;
 - d preserve the essential character of the street and surrounding area;
 - e avoid the creation of dangerous highway conditions; and
 - f safeguard the provision of a reasonable private garden space.
- 3.3 The planning system requires that a record be kept of any consultees, their comments and how they have been taken into account, throughout the production of an SPD. An informal draft of the House Extensions SPD was circulated between 13th June 2006 and 27th June 2006 to a number of key stakeholders for comment. This consultation stage was essentially concerned with seeking technical observations from individuals within organisations that would either use or potentially endorse the document once it becomes an adopted SPD. This consultation was not looking for ratification of the document by those organisations. A list of those consulted, comments received and how these were taken into account is contained in **Appendix 2** of this report.
- 3.4 As part of the formal public participation period (between Thursday 14th September and Thursday 26th October 2006), the draft SPD was made available at various deposit locations throughout the borough. The locations included the Council's main libraries and Halton Direct Link facilities. The SPD was accompanied with a copy of the public notice of SPD matters and public participation that was printed in the local Newspapers, representations forms, the Sustainability Appraisal Report and a explanatory letter. The public notice of SPD matters and public participation sets out the purpose of producing the SPD, when and where copies of the SPD can be viewed and the period for making representations. Each of the aforementioned documents was also made available on the Council website and in various formats upon request.
- 3.5 Statutory consultees such as neighbouring authorities and the government agencies (as outlined in Planning Policy Statement 12 - Local Development Frameworks, Appendix E) were consulted specifically via letter with an individual copy of the draft SPD attached. Additionally, those individuals on the Council's Local Development Framework consultation database that had requested to be informed of

the publication of the draft SPD were also sent a covering explanatory letter, a copy of the public notice of SPD matters and public participation, and a representation form. A list of comments received and how these were taken into account is contained in **Appendix 2** of this report.

- 3.6 Another requirement is that a scoping exercise must be undertaken to see if a Strategic Environment Assessment (SEA) is required to assess the environmental effects of the SPD. Between 6th April 2006 and 11th May 2006 a Scoping Report was consulted upon in line with the relevant regulations, the conclusion was that a SEA was not required in relation to this SPD. An additional requirement in relation to producing a SPD is that a Sustainability Appraisal (SA) is produced. The purpose of the SA is to independently assess the contribution that the House Extensions SPD will make to achieve the social, economic and environmental objectives of sustainable development. The SA Report was consulted upon alongside the draft SPD and a final Sustainability Appraisal (**Appendix 3**) will be published alongside the adopted SPD. The conclusions of the Sustainability Appraisal were not challenged during the consultation process and therefore no additional changes will need to be made to the SPD.
- 3.7 The House Extensions SPD has also been subject to an Appropriate Assessment (AA) screening assessment this is set out in the Screening Report (**Appendix 4**). An AA is undertaken to assess the potential effect of the SPD on sites of European importance, such as the Ramsar, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) that are within or close to Halton. The Screening Report concludes that in the opinion of Halton Borough Council the House Extensions SPD will not require an 'Appropriate Assessment'.

4 POLICY IMPLICATIONS

- 4.1 The SPD has been produced to ensure that through its function as a Local Planning Authority, the Council: -
- a) Is in accordance with national and regional planning policy and advice.
 - b) Wherever possible meets the priorities of the community it serves, as set out in the Halton Community Strategy and Corporate Plan.
- 4.2 This SPD directly relates to a number of policies within the Halton Unitary Development Plan. It is particularly intended to provide further detail of what the Council expects in relation to H6, which provides the criteria for new house extensions.

5 OTHER IMPLICATIONS

- 5.1 No other known implications.

6 RISK ANALYSIS

- 6.1 No legal or financial risks to the Council can be identified so long as the statutory procedures for the preparation of SPDs are met.
- 6.2 No other significant risk would result from the adoption of the draft SPD as the document is supplementary policy and therefore any 'risk' issues, such as highway safety, would be tempered, for example via the Council's functions as the Local Highway Authority.

7 EQUALITY AND DIVERSITY ISSUES

- 7.1 The adoption of the draft SPD does will not have any identifiable equality and diversity implications.

8 ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 8.1 The alternative options considered with regard to the preparation of this document are set out in the SA Report.

9 LIST OF BACKGROUND PAPERS UNDER SECTION 100D OF THE LOCAL GOVERNMENT ACT 1972

<u>Document</u>	<u>Place of Inspection</u>	<u>Contact Officer</u>
Halton Unitary Development Plan, April 2005	Planning & Policy Division, Environmental & Regulatory Services, Rutland House.	Neil Macfarlane
Halton Local Development Scheme 2006/7	Planning & Policy Division, Environmental & Regulatory Services, Rutland House.	Neil Macfarlane