

RESIDENTIAL EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION DRAFT

REPORT TO THE EXECUTIVE



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| DATE | 14 June 2022 |
| PORTFOLIO | Economy and Growth |
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PURPOSE

1. The purpose of this report is to seek approval to undertake formal public consultation on a draft Residential Extensions Supplementary Planning Document (SPD).
2. The draft SPD (attached at Appendix A) has been prepared to support the implementation of Burnley's Local Plan. Once adopted, it will become a material consideration to be used in the determination of relevant applications.

RECOMMENDATION

3.
 - (1) That Executive approves the draft Residential Extensions SPD for public consultation for a six week period commencing this month.
 - (2) That, up to the start of the consultation period, the Strategic Head of Economy and Growth is authorised by the Executive to make minor changes to the wording or layout of the draft SPD, providing that the changes do not materially alter the meaning of the consultation document.

REASONS FOR RECOMMENDATION

4. To meet the commitment to prepare a Residential Extensions SPD as set out in the Council's Local Development Scheme; and to seek comments on a draft of the document in accordance with the relevant regulations and commitments in the Council's Statement of Community Involvement (SCI).

SUMMARY OF KEY POINTS

Early Consultation

5. During the preparation of the draft SPD, early and informal consultation took place on its scope and content with colleagues in Development Management.

Strategic Environmental Assessment

6. SPDs no longer require Sustainability Appraisal (SA) but can require Strategic Environmental Assessment under the Environmental Assessment of Plans and Programmes Regulations 2004 ('the SEA Regulations').
7. Councils must carry out a screening process to determine whether relevant plans or programmes are likely to have significant environmental effects, and hence whether SEA is required. Where the Council determines that SEA is not required, it must prepare a statement setting out the reasons for this determination. Before coming to a conclusion on this matter, the Council is required to consult with three specific consultation bodies, namely: Historic England, Natural England and the Environment Agency. The three bodies have confirmed their agreement with the Council's conclusion on this matter and the Council made a determination on 11 December 2018 that SEA is not required.

Overview of the SPD

8. The SPD provides additional guidance on how the policies of the Local Plan apply to residential alterations and extensions, in particular Policies HS5 and SP5 and includes some photographs and illustrations. It will also be a useful guide to those planning a residential extension that falls within permitted development rights.

Proposed Consultation

9. Under the Town and Country Planning (England) Regulations 2012 there is a requirement for a minimum of four weeks public consultation on all SPDs. The Council's adopted Statement of Community Involvement (SCI) however extends this period to six weeks to allow more time for interested parties to respond.
10. Consultation on the draft SPD will include notification to all those required to be notified by legislation and all others on the Local Plan consultation database, together with advertisement on social media and the Council's website. The document will also be made available at the Contact Centre and main libraries.
11. A revised SPD will then be prepared taking into account the consultation responses received and will be presented to Executive for formal adoption later in 2022.

FINANCIAL IMPLICATIONS AND BUDGET PROVISION

12. The work will be completed within existing officer resources and the costs associated with consultation and production will be met within existing budgets. As such there are no financial implications directly associated with this report.

POLICY IMPLICATIONS

13. The Residential Extensions SPD will be a material consideration when considering relevant applications. Its production fulfils a commitment in the Council's LDS.

DETAILS OF CONSULTATION

14. As outlined in paragraph 5..

BACKGROUND PAPERS

15. None

FURTHER INFORMATION**PLEASE CONTACT:****Sarah Waddington****ALSO:****Elizabeth Murphy**