

# RESIDENTIAL EXTENSIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

## REPORT TO THE EXECUTIVE



<b>DATE</b>	<b>26 October 2022</b>
<b>PORTFOLIO</b>	<b>Economy and Growth</b>
<b>REPORT AUTHOR</b>	<b>Sarah Waddington</b>
<b>TEL NO</b>	<b>Ext 3308</b>
<b>EMAIL</b>	<a href="mailto:swaddington@burnley.gov.uk">swaddington@burnley.gov.uk</a>

### PURPOSE

1. The purpose of this report is to seek the adoption of the Residential Extensions Supplementary Planning Document (SPD).
2. The SPD has been prepared to support the implementation of Burnley's Local Plan. It has been the subject of formal statutory consultation. Once adopted, it will become a material consideration to be used in the determination of relevant applications.

### RECOMMENDATION

3.
  - (1) That Executive adopt the Residential Extensions SPD (attached at Appendix A).
  - (2) That the Strategic Head of Economy and Growth be authorised by the Executive to make any minor typographical corrections to the SPD required prior to its publication.

### REASONS FOR RECOMMENDATION

4. To meet the commitment to preparing a Residential Extensions SPD as set out in the Council's Local Development Scheme (LDS).

### SUMMARY OF KEY POINTS

#### Overview of the SPD

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

## **Planning Reform**

6. The SPD is written to support the current adopted local plan and current national policy. It does not take account of the proposed planning reforms set out in the Levelling Up and Regeneration Bill. Should the changes set out be implemented, the SPD content would need to be reviewed or withdrawn. It would need to be kept under review in any event.

## **Consultation**

7. 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.
8. Consultation took place between 29<sup>th</sup> June and 10<sup>th</sup> August 2022.
9. Nine duly made responses were received which included a number detailed comments.
10. A number of minor revisions and additions are proposed both in response to the comments made and to improve the document.
11. A schedule of the comments made and suggested responses is attached at Appendix B. There was general support for the SPD and its production with some detailed suggestions for additional wording.
12. The revised SPD taking into account the recommended responses is attached at Appendix A.

## **FINANCIAL IMPLICATIONS AND BUDGET PROVISION**

13. The work will be completed within existing budgets. As such, there are no financial implications directly associated with this report.

## **POLICY IMPLICATIONS**

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

## **DETAILS OF CONSULTATION**

15. As set out in paragraphs 7-12 of this report.

## **BACKGROUND PAPERS**

16. None

**FURTHER INFORMATION**

**PLEASE CONTACT:**

**Sarah Waddington**

**ALSO:**

**Elizabeth Murphy**