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REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 12
DATE OF MEETING:	30 January 2003	CATEGORY: DELEGATED
REPORT FROM:	DEPUTY CHIEF EXECUTIVE	OPEN
MEMBERS' CONTACT POINT:	Tony Sylvester (Ext. 5943)	DOC:
SUBJECT:	House Extensions (Supplementary Planning Guidance)	REF:
WARDS AFFECTED:	ALL	TERMS OF REFERENCE: ES03

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#### 1.0 Reason for Exempt (if appropriate)

1.1 Not applicable.

#### 2.0 Recommendations

- (i) the draft supplementary planning guidance note relating to House Extensions be circulated for public consultation to such parties as deemed appropriate, and,
- (ii) the results of this consultation exercise be reported to the Environment and Development Services Committee as soon as possible following the completion of the consultation exercise.

#### 3.0 Purpose of Report

3.1 The purpose of this report is to seek members' approval to consult appropriate parties concerning a draft revised supplementary planning guidance (SPG) note relating to the extension of dwellings. A copy of the draft SPG is attached at Appendix A.

#### 4.0 Executive Summary

#### 5.0 Detail

5.1 Supplementary Planning Guidance (SPG) is employed by Local Planning Authorities to add detail to, and aid in the application of, policies contained in the Local Plan. The Council is required to consult widely as to the format and content of such guidance prior to adoption, in order to ensure that the guidance will carry weight when applied either in the determination of planning applications or as a material consideration set before inspectors on appeal. SPG's are a material consideration when applications are considered.

5.2 The draft SPG seeks to direct house holders towards a form of extension that is likely to be acceptable to this Council. It seeks to simplify the current SPG. It is drafted in plain English and the specific guidance with regard to space between elevations has been simplified to be read in tabular form.

5.3 Consultation on the SPG would take place over a 6-week period and it is proposed to report the results of the consultation exercise to the next available Planning and Economic Development Committee after the completion of that period.

## **6.0 Financial Implications**

6.1 Financial Implications relate to staff costs associated with the consultation exercise. These costs will be absorbed into the existing work programme.

## **7.0 Corporate Implications**

7.1 None

## **8.0 Community Implications**

8.1 None

## **9.0 Conclusions**

9.1 The Council is committed to the continuous updating and improvement of all its SPG in accord with the Best Value Improvement Plan for Development Control. The attached Supplementary Planning Guidance seeks to update the current guidance and simplify the text to make it more accessible generally. After the consultation period any comments will be brought back to the committee with a view to approval.

## **10.0 Background Papers**

10.1 APPENDIX A: attached (text version only – version to be published for consultation to be illustrated and formatted as appropriate)