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**MEETING:** PLANNING CONTROL COMMITTEE

**DATE:** 28<sup>th</sup> MARCH 2006

**SUBJECT:** SUPPLEMENTARY PLANNING GUIDANCE FOR  
DOMESTIC EXTENSIONS AND ALTERATIONS

**REPORT FROM:** TOM MITCHELL, DEVELOPMENT MANAGER

**CONTACT OFFICER:** JAN BREJWO, PRINCIPAL PLANNING OFFICER

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**TYPE OF DECISION:** NON-KEY

**REPORT STATUS:** FOR APPROVAL

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**PURPOSE/SUMMARY:**

This report concerns the draft amended version of Development Control Policy Guidance Note 6 – Alterations and Extensions to Residential Properties.

**OPTIONS AND RECOMMENDED OPTION (with reasons):**

Members are requested to approve the draft amended version of the Guidance Note following the completion of external consultations.

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**IMPLICATIONS -**

**Financial Implications and  
Risk Considerations**

There are no resource implications arising from the amended SPG on domestic alterations and extensions.

**Corporate Aims/Policy Framework:**

Do the proposals accord with the Policy Framework? Yes

Are there any legal implications?

No

**Considered by Monitoring Officer:**

Yes

**Statement by Director of Finance and E-Government:**

There are no resource implications arising directly from the SPG on domestic alterations and alterations.

**Staffing/ICT/Property:**

**Wards Affected:**

All wards

**Scrutiny Interest:**

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**TRACKING/PROCESS**

**DIRECTOR:**

Chief Executive/ Management Board	Executive Member/ Chair	Ward Members	Partners
Scrutiny Panel	Executive	Committee	Council

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**1.0 BACKGROUND**

Members will recall that on 28<sup>th</sup> June 2005 they approved for external consultation the draft amended version of Development Control Guidance Note 6 – Alterations and Extensions to Residential Properties. The original document was adopted on 17<sup>th</sup> March 2004 as supplementary guidance to policy H2/3 – Extensions and Alterations of the Bury Unitary Development Plan. It provides detailed guidance for considering proposals for home extensions and forms a basis for the system of delegated decisions on householder applications. The Guidance Note has been an important factor in achieving a good level of performance in the speed of decision making on planning applications.

**2.0 ISSUES**

The need to clarify or amend sections of the SPG has arisen in the course of applying the guidance and particularly in response to appeal decisions. However, the SPG has generally performed its function well and only relatively limited changes to the text were considered necessary including several changes to detailed advice as well as changes to the guidance about

the submission of an application to reflect the contents of the Validation Checklist for Householder Applications.

Following the approval of the draft version of the SPG for consultation purposes 70 architects and planning agents working in Bury were informed about this document and their comments were invited. Furthermore, a press release was issued about the matter and appeared in the Bury Times on 24<sup>th</sup> November 2005 with details about how to view the document and provide comments. In response to this publicity there were no responses received.

In addition to the changes within the draft amended version of the supplementary guidance one additional change is proposed to deal with situations where a disabled person needs special adaptations to his dwelling that may cause a development to exceed the strict limits of the guidance. In this respect it is proposed that the following sentence is added to section 4:

“The Council will consider on their merits exemptions to the above policies in the case of applications from disabled people who may require particular adaptations to their homes.”

### **3.0 CONCLUSION**

Following completion of the consultation process Members are requested to give final approval to the draft amended version together with the additional wording concerning the special needs of disabled persons.

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#### **List of Background Papers:-**

- Alterations and Extensions to Residential Properties, Adopted 17<sup>th</sup> March – Draft Amended Version (including an additional paragraph concerning the special needs of disabled persons).
- Report to Planning Control Committee 28<sup>th</sup> June 2005 – Supplementary Planning Guidance for Domestic Extensions and Alterations.

#### **Contact Details:-**

Tom Mitchell, Development Manager, Planning & Economic Development, 2<sup>nd</sup> Floor  
Craig House, 5 Bank Street, Bury BL9 0DN

Tel: 0161-253-5321

e-mail: [T.Mitchell@bury.gov.uk](mailto:T.Mitchell@bury.gov.uk)