

# REPORT FOR DECISION



<b>DECISION OF:</b>	<b>CABINET</b>
<b>DATE:</b>	<b>11<sup>th</sup> December 2019</b>
<b>SUBJECT:</b>	<b>ADOPTION OF REVISED SUPPLEMENTARY PLANNING DOCUMENT 6 – ALTERATIONS AND EXTENSIONS TO RESIDENTIAL PROPERTIES</b>
<b>REPORT FROM:</b>	<b>COUNCILLOR EAMONN O'BRIEN CABINET MEMBER – FINANCE AND HOUSING</b>
<b>CONTACT OFFICER:</b>	<b>DAVID WIGGINS – UNIT MANAGER: DEVELOPMENT PLANS</b>
<b>TYPE OF DECISION:</b>	<b>CABINET (KEY DECISION)</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	<p>Supplementary Planning Document (SPD) 6 provides more detailed guidance to support Unitary Development Plan Policy H2/3 and sets out a range of requirements for alterations and extensions to residential properties.</p> <p>Since the current version of SPD6 was adopted, there has been changes to procedures, design standards, legislation and national planning policy which need to be reflected in the SPD.</p> <p>As such, on 24 July 2019 Members approved a consultation draft of SPD6 for consultation. Consultation was subsequently undertaken over a six-week period running from 9 September to 21 October 2019 in order to establish stakeholder views on its content.</p> <p>Consultation responses have now been fully considered and some changes have been made to the document as a result.</p> <p>Members are now requested to formally adopt the updated SPD6.</p>
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	<p><b>Option 1 (Recommended Option)</b> That Members formally adopt the updated SPD6.</p> <p><b>Option 2</b> That Members choose not to adopt the updated SPD6 specifying the reasons why.</p> <p><b>Reasons</b> The revised SPD6 provides up-to-date guidance in</p>



Scrutiny Committee	Other Committee	Council	Comms

## **1.0 BACKGROUND**

- 1.1 Saved Policy H2/3 of the adopted Bury Unitary Development Plan (UDP) sets out the criteria that form the basis for the determination of proposals for extensions and alterations to residential properties. The Policy is supported by SDP6 which provides further information and guidance on the Council's approach to proposals of this type.
- 1.2 In particular, SPD6 sets out general guidance that is applicable to all forms of domestic extension before looking at the requirements for specific types of extension such as single and two-storey extensions, porches, conservatories, dormer extensions, garden structures and fencing.

## **2.0 ISSUES**

- 2.1 The current version of SPD6 was adopted on 13th January 2010. However, since then, various changes to design standards, planning legislation, policy and guidance and Council procedures mean that the current version of SPD6 is now out-of-date and in need of revision.
- 2.2 As such, on 24 July 2019 Members approved a revised draft of SPD6 for consultation. In accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement, consultation was subsequently undertaken over a six-week period running from 9 September to 21 October 2019 in order to establish stakeholder views on its content.
- 2.3 Regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012, specifies that before a local planning authority adopt a supplementary planning document it must prepare a statement setting out how consultation on the SPD was undertaken. The Consultation Statement is appended to this report.
- 2.4 Consultation involved making relevant material available for inspection on the Council's web site; in the reception areas of 3 Knowsley Place and the Town Hall; and at Bury, Prestwich, Radcliffe or Ramsbottom Libraries and at the Tottington Centre. Letters/emails were also sent to relevant contacts that are considered to have the potential to be affected by the SPD. The consultation was also advertised via social media platforms.
- 2.5 The consultation generated a total of nine responses, although three of these responded simply to say that they had no comments. The other six respondents generated a total of eighteen individual comments and these and the Council's response to these comments are set out in the Consultation Statement appended to this report.
- 2.6 The consideration of these comments has led to the conclusion that the SPD would benefit from a small number of minor changes prior to it being formally adopted. In particular:
- a) In advance of updated policies to require the inclusion of electric vehicle charging points within new development, amend the SPD to highlight that

undertaking alterations and extensions to a residential property might, depending on the nature of the development, provide an opportunity to incorporate facilities for electric vehicle charging.

- b) The inclusion of a link to guidance on Flood Risk Assessments within section 10 of the SPD.
- c) The removal of the current fee level for the discharge of conditions in paragraph 10.5 in order to avoid the risk of the SPD getting out-of-date as fees are updated.
- d) Amend typographical error in paragraph 3.13 to refer to a 'principal window'.

2.7 In addition to the above, a further minor amendment to the document was made following consultation. This involved amending paragraph 3.14 by replacing 'dining area' with 'dining room' in order to provide increased clarity

### **3.0 CONCLUSION**

3.1 Members are requested to approve the proposed changes to SPD6 before agreeing to adopt it as fully up-to-date guidance to anyone involved in the design and construction of domestic extensions.

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

- Revised Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties (December 2019).
- Revised Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties – Consultation Statement (December 2019).
- Bury Unitary Development Plan.

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