

APPENDIX A: Schedule of Representations

Formal Public Consultation: Draft Residential Extensions & Alterations Supplementary Planning Document

Monday 29 October 2012 – Monday 10 December 2012

Respondent ID	Respondent Name	Respondent Organisation	Representation Type: General/Section	Summary of Representation	Council Response
1	Robert Jopling		Section 5 (Specific Policies)	Guidance relating to side and rear “wraparound” extensions should be included in the Supplementary Planning Document (SPD).	As a combination of side and rear elements a wraparound extension would generally be assessed against both side and rear extension policies which are included in the SPD. Additionally a general assessment would be made on the overall scale of the extension and its impact upon neighbouring amenity, the street scene and the character and appearance of the dwelling. These latter considerations are included in the SPD under Section 4 General Design Considerations. The Local Planning Authority (LPA) therefore considers that to add further guidance on this design style would be repetitious and not add clarity to the SPD.
			General	Reassurance sought that applications will still be considered “on their own merits” and the SPD will not be an incontrovertible policy.	As confirmed in Section 5 Page 13 of the SPD, all planning applications will be considered on their individual merits.
2	Zuned Vorajee		Section 4 (General Design Principles)	Design Character. The National Planning Policy Framework (NPPF) states that planning policies and decisions should not attempt to impose architectural styles or particular tastes. Whereas the SPD could be interpreted as the Council dictating a specific architectural style by seeking to copy the character of the existing dwelling. A statement should be included	Noted. However, the NPPF also states that it is proper to seek to promote or reinforce local distinctiveness. Section 4 Page 9 of the SPD already refers to the requirement for extensions to be either in keeping with the appearance of the

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			<p>Section 5 (Specific Policies)</p> <p>Section 5 (Specific Policies)</p>	<p>stating that the Council will consider designs that do not conform to the advice in the SPD provided that they accord with the principles of good design as outlined in the various design guides produced by CABE.</p> <p>45 Degree Rule. This is illustrated in plan view but also has to be applied in elevation.</p> <p>Mention should be made of the 25 degree rule for the assessment of adverse impact on properties lying opposite.</p>	<p>original dwelling or be designed to be compatible and complementary. In the final SPD a statement will be added explaining that alterations and extensions of an innovative nature may be supported if the design is of exceptional quality and in accordance with policy.</p> <p>Permitted development (PD) allows extensions up to 4m high adjacent to a boundary. Certain designs of extensions built as PD may breach the 45 degree rule in elevation. It would therefore be unreasonable to require compliance with this rule in the SPD.</p> <p>The LPA is satisfied that an assessment can be made of whether a proposal would be overbearing or create overshadowing without the 25 degree rule.</p>
3	Jackie Copley	Council for the Protection of Rural England	<p>Section 4 (General Design Principles)</p> <p>Section 5 (Specific Policies)</p> <p>General</p>	<p>Car Parking. Hard surfacing in front gardens increases the local flood risk due to additional surface water run off and in general is not good for local biodiversity.</p> <p>Corner Properties. Placing a window on a gable wall can improve character, ensures streets are overlooked and improves visual amenity.</p> <p>CPRE generally supportive of the SPD and pleased to see specific guidance for dwellings within the Open Countryside and the Forest of Bowland Area of Outstanding Natural Beauty.</p>	<p>Noted – the final SPD will be amended to address this point.</p> <p>Noted. Window placement will be considered on a case-by-case basis.</p> <p>Noted.</p>

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4	Philip Carter	Environment Agency	Section 2 (Development of Sensitive Buildings and in Sensitive Areas)	Development in Flood Risk Areas. This section should include reference to the need for development in Flood Zones 2 & 3 to be accompanied by a Flood Risk Assessment appropriate to the nature and scale of the proposed development.	Noted – the final SPD will be amended to address this point.
5	Sally Maguire	Natural England	Section 2 (Development of Sensitive Buildings and in Sensitive Areas)	Specific guidance for dwellings within the Open Countryside and the Forest of Bowland Area of Outstanding Natural Beauty is welcomed.	Noted.
6	Diane Clark	Network Rail	General	<p>Separation distances. The SPD should include advice stating that construction and future maintenance of an extension should ensure that there is no encroachment onto Network Rail land and air space. Distancing information is cited in the response including ensuring that scaffolding at construction time is suitably distanced to avoid collapse onto railway property, that during construction and on completion the development does not act as a step onto railway land and that sufficient distancing is retained to allow Network Rail to maintain its own boundaries.</p> <p>Where access is required onto Network Rail land a protocol is cited.</p>	The issues raised are land ownership issues and not material planning considerations. As such they do not warrant inclusion within the SPD. Network Rail will continue to be consulted on planning applications and any issues raised will be considered on a case-by-case basis. Information may also be included as an informative on the decision notice where necessary.
7	Dave Sherratt	United Utilities	Section 2 (Development of Sensitive Buildings and in Sensitive Areas)	Development in the Countryside. Such development may not be served by public utility infrastructure. The capacity of utility infrastructure should therefore be taken into consideration in the design and time scales for such development as upgrades may be required to support proposals.	The issue raised is not relevant to the scale of development which is covered by the SPD.

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			Section 4 (General Design Principles)	Design Principle - Siting. The demand upon infrastructure and maintenance access to it needs to be considered as part of siting considerations. In particular checks should be undertaken to identify the location of any utility services as a diversion may be required at the developer's expense. Building over and activity near to water mains and critical sewers will not be permitted by United Utilities potentially resulting in abortive development.	Planning applications are monitored by United Utilities (UU). When the issue of development proximity to UU infrastructure is raised, the LPA will determine the application on the basis of the advice given.
			Section 4 (General Design Principles)	Car Parking. The practice of surfacing over of gardens should be discouraged as it contributes to flood risk through the additional run off generated to water infrastructure with potential overloading of such infrastructure.	Noted – the final SPD will be amended to address this point.
			General	<p>The above specific issues need to be taken into consideration against the wider context of:</p> <p>The National Planning Policy Framework; Infrastructure joint working with other authorities, infrastructure providers and environmental safeguarding bodies; Sustainable drainage solutions; Green Infrastructure; Climate change adaptation; Water Resource Planning; Increased Water Capacity; General Water Efficiency Guidance; Responding Strategic Housing Land Availability Assessment; Development adjacent to infrastructure assets; Use of Infill land/ retention of service strips; Carbon Impact; Windfall Sites and; Greenfield Development.</p>	Noted.

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8	Ryan Arrell	Parks Department Preston City Council	Section 1 (General Advice)	<p>Adequate distancing of an extension from mature trees and hedging to avoid vegetation loss due to concerns over loss of light should be a design consideration.</p> <p>Site location should also take into account the need for sufficient spacing to allow future tree growth to maturity.</p> <p>Explanatory information advised concerning trees protected by a Tree Preservation Order.</p>	<p>Noted – the final SPD will be amended to address this point.</p> <p>Noted – the final SPD will be amended to address this point.</p> <p>Noted – the final SPD will be amended to address this point.</p>
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