

Title of Report:	<b>Supplementary Planning Guidance on House Extensions and on Replacement Dwellings and Extensions in the Countryside.</b>	<b>Item 9</b>
Report to be considered by:	Executive	
Forward Plan Ref:	EX0788 & EX0787	

<b>Corporate Plan Priority:</b>	<b>CP9: Improving environmental resource management</b>
The proposals contained in this report will help to achieve the above Corporate Plan priority by: <i>Providing guidance on the key issues in the design of house extensions and providing guidance on implementation of policies of Local Plan on extensions and replacement dwellings in the countryside.</i>	

**Purpose of Report:** To report on consultation exercise on the draft supplementary planning guidance, the representations received and the Council's response, including modifications to the guidance.

**Recommended Action:** To approve the amended guidance and agree that the documents be adopted as Supplementary Planning Guidance.

**Reason for decision to be taken:**

- Adoption of the SPG would enable them to carry considerable weight as material considerations in planning decisions

**List of other options considered:**

- None

**Key background documentation:**

- House Extensions- Statement of Consultation &
- House Extensions – Draft SPG including proposed modifications
- Replacement Dwellings and Extensions to Dwellings in the Countryside – Statement of Consultation
- Replacement Dwellings and Extensions to Dwellings in the Countryside- Draft SPG including proposed modifications

<b>Portfolio Member:</b>	Councillor Royce Longton
<b>Tel. No.:</b>	(0118) 983 3952
<b>E-mail Address:</b>	Rlongton@westberks.gov.uk

<b>Contact Officer Details</b>	
<b>Name:</b>	Caroline Peddie
<b>Job Title:</b>	Senior Planning Officer
<b>Tel. No.:</b>	01635 519478
<b>E-mail Address:</b>	cpeddie@westberks.gov.uk

## Implications

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**Policy:**

Policy OVS.2 of the adopted West Berkshire District Local Plan (WBDLP) relates to general design issues. The SPG on House Extensions provides guidance on the policies in relation to house extensions.

The SPG on Replacement Dwellings and Extensions in the Countryside provides further guidance on policies ENV.23 and ENV.24 of the WBDLP

## Supporting Information

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### 1. Background

- 1.1 The House Extensions SPG has been prepared to replace the existing undated document "House Extensions: Guidance for Householders seeking Planning Permission", which was published by Newbury District Council, and has been afforded little weight at recent appeals. The SPG on Replacement Dwellings and Extensions to Dwellings in the Countryside has been prepared in response to requests from members for further guidance on the implementation of policies ENV.23 and ENV.24 of the WBDLP, which set out the criteria for approval of extensions and replacement dwellings in the countryside.
- 1.2 The draft SPG documents were presented to the Local Development Framework Working Group on 26 February 2004. At this meeting the Members agreed that, following some minor changes, the documents be published for public consultation.
- 1.3 The drafts were published for a four-week consultation period from 30 April 2004 until 28 May 2004, to enable the views of the general public, planning agents and other interested parties to be taken into account before the documents were finalised. Over 550 consultees were contacted directly and copies of the documents were made available for inspection at the Council Offices and at all public libraries. They were also available to view on the Council's website.
- 1.4 The attached Statements of Consultation provide a summary of the comments raised and the Council's response. There were responses from 19 organisations and individuals. These Statements of Consultation will be published with the final documents, although comments will not be attributable to individuals in the published version.
- 1.5 Responses showed broad support for the guidance. A number of amendments have been made to the draft SPG in response to comments received – these are shown in the draft SPG incorporating modifications, where additions have been underlined and deletions struck-through.
- 1.6 The modifications were considered by the Local Development Framework Working Group at a meeting on 5 July. It was agreed that the documents be recommended for adoption by the Executive.

### Appendices

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Appendix 9(a) - House Extensions- Statement of Consultation

Appendix 9(b) - House Extensions – Draft SPG including proposed modifications

Appendix 9(c) - Replacement Dwellings and Extensions to Dwellings in the Countryside – Statement of Consultation

Appendix 9(d) - Replacement Dwellings and Extensions to Dwellings in the Countryside- Draft SPG including proposed modifications

### Consultation Responses

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**Local Stakeholders:** See details of consultation exercise above

**Officers Consulted:** Planning Policy Officers, Development Control Officers, Tree Officer, Ecologist, Access Officer

**Trade Union:** Not consulted to date