

BARNSELY METROPOLITAN BOROUGH COUNCIL

REPORT OF: EXECUTIVE DIRECTOR GROWTH AND SUSTAINABILITY

TITLE: Adoption of updated House Extensions and Other Domestic Alterations Supplementary Planning Document (SPD)

REPORT TO:	CABINET
Date of Meeting	21 February 2024
Cabinet Member Portfolio	Regeneration and Culture
Key Decision	Yes
Public or Private	Public

Purpose of report

This report seeks authority to adopt an updated version of the House Extensions and Other Domestic Alterations Supplementary Planning Document (SPD).

Council Plan priority

Sustainable Barnsley

Recommendations

That Cabinet:-

- 1. Refers the report to Full Council for approval to adopt the updated House Extensions and Other Domestic Alterations Supplementary Planning Document (SPD).**

1. INTRODUCTION

- 1.1** The Local Plan, adopted on 3rd January 2019, contains policies to be considered when determining planning applications. Supplementary Planning Documents contain further advice and explain how Local Plan policies will be applied.
- 1.2** The Planning & Building Control Service monitors the effectiveness of our policies and guidance on an ongoing basis. In respect of Supplementary Planning Documents, this is to satisfy ourselves that:

- They remain in conformity with national legislation, planning policy and guidance.
- They are helping to ensure that the Local Plan achieves its overall aims and objectives .
- They are enabling decisions to be upheld at appeal.
- They reflect any new social, environmental or economic priorities that may have arisen.

1.3 Supplementary Planning Documents build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are, however, a material consideration in decision-making. They should not add unnecessarily to the financial burdens on development.

1.4 As they do not form part of the Development Plan, Supplementary Planning Documents can be more readily updated but in doing so, the comments received have been fully considered to ensure that the amendments conform with national planning policy and guidance and that the content supplements existing policies in the plan (rather than replacing them or going beyond their remit) and that the amendments will not result in unnecessary financial burdens.

1.5 A number of Supplementary Planning Documents were adopted following the adoption of the Local Plan, including the House Extensions and Other Domestic Alterations SPD. Amendments are proposed to update it.

1.6 Public consultation took place on the updated House Extensions and Other Domestic Alterations SPD for a period of four weeks between Monday 3 July and Tuesday 8 August 2023. A total of 6 comments were received from 4 respondents.

2. PROPOSAL

2.1 It is proposed that the updated version of the House Extensions and Other Domestic Alterations SPD is adopted. Once adopted, it will supersede the version adopted in 2019.

2.2 Appendix 1 contains a summary of the comments made during consultation and how those comments have been taken into account. Appendix 2 contains the updated House Extensions and Other Domestic Alterations SPD. Changes that were proposed from the adopted version are in red and underlined or struck through. The changes proposed following consideration of consultation responses are shown as struck through or red underlined text, and highlighted yellow. Section 4 below summarises the key changes made following consultation.

3 IMPLICATIONS OF THE DECISION

3.1 Financial and Risk

Consultations have taken place with representatives of the Service Director – Finance (S151 Officer).

There are no direct financial implications arising from this report other than minimal costs associated with the adoption process which involves placing a public notice in the press. These minimal costs will be met from the existing planning budget. No Appendix A is therefore required.

3.2 Legal

Preparation, consultation, and adoption of Supplementary Planning Documents is carried out in accordance with the Town and Country Planning (Local Planning)(England) Regulations 2012.

3.3 Equality

Full Equality Impact Assessment completed.

This complements the Equality Impact Assessment that was carried out to support the Local Plan which concluded that all policies and proposals apply to all sectors of the community equally and that it makes provision for a range of housing types to meet differing needs such as affordable housing. A further assessment was carried out when the suite of SPD's was adopted in 2019. This recognised that the key impacts were around providing translation and interpretation assistance to those individuals that require it to help them understand the SPD's. An action for future consultation was to arrange targeted consultation such as face to face meetings with the equality forums as appropriate, relevant to the subject of the SPD, to ensure our engagement is inclusive. Where appropriate, reasonable adjustments will be considered at venues where documents are made available to ensure accessibility requirements for all attendees are met. A presentation to the Youth Council was given during the consultation period. A copy of the Equalities Impact Assessment is attached as appendix 3.

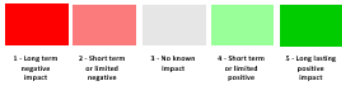
3.4 Sustainability

Decision making wheel completed.

The sustainability wheel illustrates that the main areas where the implementation of the SPD will have a positive impact are related to homes, quality neighbourhoods and health and wellbeing.

Sustainable Decision Wheel

Once you have filled out the values in the guidance sheets, press "save" before to fill out the wheel.



3.5 Employee

There are no employee implications arising from this report.

3.6 Communications

Communications support will be required to publicise adoption through press releases and social media.

4. CONSULTATION

4.1 Public consultation took place on the updated House Extensions and Other Domestic Alterations SPD for a period of four weeks between Monday 3 July and Tuesday 8 August 2023. A total of 6 comments were received from 4 respondents Consultation was carried out in accordance with the Town and Country Planning (Local Planning) regulations, 2012. Stakeholders such as developers and agents that regularly operate in Barnsley, together with other people that have expressed an interest in being consulted on our planning documents were notified. The consultation was also generally publicised by a public notice in the Chronicle and in the Council's social media. The consultation document was also made available in Library@the Lightbox and all branch libraries and a flyer publicised on screens where possible. A presentation was given to the Youth Council. Issues raised by the Youth Council are summarised in appendix 1.

4.2 Some changes have been made following consultation for clarity and to signpost to relevant information.

5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 One alternative approach would be not to update the SPD's. The proposed changes provide useful updates and clarification. Therefore, adoption of the amended version is recommended.

6. REASONS FOR RECOMMENDATIONS

- 6.1 The proposed updated SPD contains helpful information and amendments that will provide clarity for service users.

7. GLOSSARY

SPD Supplementary Planning Document

8. LIST OF APPENDICES

Appendix 1: Summary of consultation responses

Appendix 2: House Extensions and Other Domestic Alterations SPD
Adoption version

Appendix 3: Equalities Impact Assessment

9. BACKGROUND PAPERS

Barnsley Local Plan <https://www.barnsley.gov.uk/media/17249/local-plan-adopted.pdf>

If you would like to inspect background papers for this report, please email governance@barnsley.gov.uk so that appropriate arrangements can be made

10. REPORT SIGN OFF

Financial consultation & sign off	Senior Financial Services officer consulted and date Ashley Gray Strategic Finance Business Partner – 13/12/23
Legal consultation & sign off	Legal Services officer consulted and date Bob Power 12/12/2023

Report Author: Paula Tweed
Post: Planning Policy Group Leader
Date: 12th December 2023