

House Extensions Design Guide Supplementary Planning Document (SPD)

Draft Consultation Statement

Introduction

This statement is the 'Consultation Statement' for the Canalside Development and Improvement Strategy Supplementary Planning Document (SPD) as required by the Town and Country Planning (Local Planning) (England) Regulations 2012. This statement sets out how the public and other stakeholders will be consulted upon the SPD. Following the consultation period, this statement will be expanded to summarise the comments received during the consultation period, including details of how the issues raised have been dealt with in working towards a final SPD for adoption.

In undertaking public consultation the Council must act in accordance with the general data protection regulations (GDPR). The Council's commitments are set out in the Council's primary privacy note <https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/Privacy-notices/Data-Primary-Privacy-Notice.aspx> and Wigan Council's Planning Policy Privacy Notice <http://web02preview3.wigan.gov.uk/Docs/PDF/Council/Data-Protection-FOI/Privacy-notices/Parking-roads-travel/Planning-and-Transport-Policy-Privacy-Notice.pdf>.

Town and Country Planning Regulations

The SPD is produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The relevant regulations relating to the consultation process are explained below.

- Regulation 12: Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD, this must set out who was consulted, a summary of the issues raised, and how these issues were incorporated in to the SPD.
- Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum 4 week consultation, specify the date when responses should be received, and identify the address to which responses should be sent.
- This statement is the 'Consultation Statement' for the SPD as required by Regulation 12(a). The document also sets out information about the consultation as required by Regulation 12(b). Following the consultation period, as the SPD progresses towards adoption, the 'Consultation Statement' will be expanded to recognise involvement by outside bodies and public participation during this consultation period.

- Regulation 13: Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12. This consultation statement sets out this requirement.
- Regulation 35: Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:
 - Make the document available at the principal office and other places within the area that the Council considers appropriate;
 - Publish the document on the Council's website.

The Statement of Community Involvement (SCI)

The council's SCI was adopted in November 2015 and reflects the 2012 Regulations, set out above. It outlines how the council will consult and involve people in the preparation of local plans, including Supplementary Planning Documents. Consultation on the draft SPD is being carried out in line with the principles of the adopted SCI.

Early Consultation

The aims and objectives, and design principles within the draft SPD have been the subject of early discussions and consultations with key stakeholders and partners as part of a collaborative approach. These key partners include:

- Wigan Council's Development Management Team
- A sample of twenty planning agents that have submitted householder planning applications to Wigan Council in the past.

We received six replies from those agents. Of that number five of them found our current document "very useful" and one "not useful at all" although when subsequently asked why it was not useful there was no follow up response.

In terms of clarity 3 respondents said the document was "very clear", 1 "somewhat clear" and 1 "not clear at all". This was elaborated on with an explanation that the diagrams were often 'poorly thought out'.

As a result of this we have substantially reviewed the diagrams and tied them closer to the appropriate explanatory text.

With regards to our interface distance of 21.5m they were generally considered to be 'too far' or 'about right' (4 and 2 responses respectively). As a result and in consultation with our Development Management team the distance has been reduced to 17.5m.

Our distances of 12.2m was considered "too far" (1 response) and "about right" (5 responses). However in discussion with our Development Management team it was raised that a 12.2m distance is relatively tight and could result in the 'first come first served

principle' so it was changed to a distance of 14m which would allow extensions to be built by both neighbours.

Our distance of 7m was equally split between "too far" and "about right" and this is unchanged in this consultation draft.

In terms of extensions along boundaries agents that responded felt that 3m was "not far enough" (5 comments). This produced the most comments including points about internal room sizes and what was allowed without planning permission.

To address this and also to allow for the distances allowed under permitted development rights we have amended the guidance to take more account of its extensions effects (due to overbearing) rather than just length.

The principle of following a 45-degree rule was supported generally (5 for versus 1 against) it was decided to maintain it.

In terms of terracing there was no clear consensus from either the consultation or and we are aware that there are several factors that can influence acceptability of proposals. Therefore, this consultation draft sets out three different rules allowing for flexibility but maintaining the principle of avoiding a terracing effect.

We have further relaxed our guidance on ground floor set-backs to acknowledge both the consultation response and the allowances under permitted development.

In terms of side extensions the majority of respondents felt that buildings should be allowed to project beyond building lines as long as there is no obstruction to vehicles or pedestrians. This was caveated by insistence that they should be judged on a 'site by site' approach with each case assessed on its own merits.

It was considered that the majority of respondents were happy with dormers being in scale with the original property and when it came to specifying them being 0.5m below ridgelines this was considered "too far". As such we have removed the 0.5m requirement and now specify that all dormers be subservient to the roofscape they are in.

One overarching comment was that the guidance was too often used as a "hard and fast set of rules" and this interpretation of it does not allow for innovative design solutions. We have tried to address this in the document by reinforcing the fact that this is guidance and there can always be exceptions that may, on their own merit, be considered acceptable.

Consultation Information

Consultation on the SPD is been carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The SPD and Draft Consultation Statement have been made available for inspection by the public for a four week period between Wednesday 17th April and Wednesday 15th May 2019.

A copy of the SPD and this draft consultation statement is available to view at Wigan Life Centre South, College Avenue, Wigan WN1 1NJ. Monday to Friday 8.45am-5.00p.m.(Except Bank Holidays). Additional paper copies can be made available upon request.

Copies of the draft SPD and consultation statement are available to view on the Council's website at <http://web02preview3.wigan.gov.uk/Council/Consultations/Consultations.aspx>

Further information is available by contacting the Planning Policy team by email at planningpolicy@wigan.gov.uk or by telephoning 01942 489226.

The consultation period runs from Wednesday 17th April 2019 and any person can make representations on the draft SPD before 5.00p.m. on Wednesday 15th May 2019.

The Council will send a copy of the adoption statement to the author of any representation which specifically asks for notification of the adoption of the document.

Representations on the draft SPD can be made:

- **On the Council's website at:**
<http://web02preview3.wigan.gov.uk/Council/Consultations/Consultations.aspx>
- **By e-mail to planningpolicy@wigan.gov.uk**
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- **In writing to Planning Policy Team, Growth and Housing, Wigan Council, Wigan Life Centre, College Avenue, Wigan WN1 1NJ**

Contact via the web-page or via e-mail is are the preferred methods of contact. Should you choose to write to us, it would be helpful to provide a contact e-mail to allow us to keep you informed on the status of the document and any proposed changes.