

Residential Extensions Supplementary Planning Document (SPD)

Consultation Statement under Regulation 12 (a)

Introduction

Burnley Council has prepared a draft Residential Extensions Supplementary Planning Document (SPD) for consultation.

The SPD will supplement the policies of Burnley's Local Plan 2012-2032 which was adopted on 31 July 2018.

SPDs elaborate upon the policies and proposals in Local Plans but do not have their formal statutory 'development plan' status. They are, however, material considerations in the determination of relevant development proposals.

This statement is the Consultation Statement for the draft SPD as required by **Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012**.¹

The draft SPD

This SPD provides detailed guidance on the application of the Local Plan policies in respect of residential alterations and extensions.

The SPD re-emphasises and highlights the Local Plan policies relevant to residential extensions and provides further guidance/clarity on the types of residential extensions and design approaches the Council will support, explaining how the relevant Local Plan policies can be applied to achieve good design in the context of the local area. As well as architectural design and quality, the SPD addresses impacts on neighbouring properties including privacy, sunlight/daylight, bin storage, parking and green infrastructure.

Early Consultation

During the preparation of the draft SPD, early and informal consultation took place on its scope and content with internal officers, specifically those whose work relates to the issues within the document e.g. the Development Management team.

Formal Consultation

The Council's Executive at its meeting on 14 June 2022 resolved that the draft SPD be issued for statutory consultation under Regulation 12 (b).

Under the Town and Country Planning (England) Regulations 2012 there is a requirement for a minimum of four weeks public consultation on all SPDs. The Council's adopted Statement of Community Involvement (SCI) extends this period to six weeks to allow more time for interested parties to respond.

The consultation is to commence on 29 June 2022 for a six-week period until 10 August 2022 at 5pm.

¹ <http://www.legislation.gov.uk/ukSI/2012/767/part/5/made>

Strategic Environmental Assessment (SEA)

SPDs can require Strategic Environmental Assessment under the Environmental Assessment of Plans and Programmes Regulations 2004 ('the SEA Regulations').

The Council carried out a screening exercise in order to establish whether the SPD requires a Strategic Environmental Assessment (SEA). The Council prepared an initial assessment/preliminary determination on 22 October 2018. It found that it is unlikely that significant effects on the environment will arise as a result of the SPD and as such that Strategic Environmental Assessment is not required.

The Council consulted with the three statutory consultees required for this purpose (Historic England, Natural England and the Environment Agency) who confirmed their agreement with the Council's conclusion.

Economy and Growth

29 June 2022