

Supplementary Planning Documents
House extensions and other domestic
alterations
Consultation Statement

Adopted March 2024



Introduction

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.

Who we consulted

- Duty to Cooperate Bodies
- Bodies and organisations with a topic specific interest
- Developers and Agents active in the Borough
- Housing Associations active in the Borough
- Parish Councils
- Equality Forums

How we consulted

- Emails or letters sent to the above consultees
- Press advert in the Barnsley Chronicle
- Press Releases (including use of the Council's social media) and press coverage through the course of the consultation period.
- Documents were made available on the Council's website
- Documents were made available at Library@the Lightbox and Branch Libraries across the Borough (online and paper form)

Response to Consultation

The tables below set out the main issues raised during consultation. They summarise the main points and any key changes made to the documents as a result of comments received.

General/ overarching comments

MAIN ISSUES RAISED	HOW THE ISSUES HAVE BEEN ADDRESSED
No comments (3 organisations)	Noted.
Concern regarding quality of design and lack of architecture in the borough. Cites an example of recent development. Wants to see the bar raised and architects employed to work alongside planning officers.	Comments noted.
Considers there are a large number of examples where there is clear infringement of the existing and proposed planning guidelines and regulations. Notably: - - Front and side extensions - especially Flat Roofed porches - Ugly and excessively high Front Boundary Fencing - Ugly parking of vehicles on front gardens, occasionally even caravans - Garages sited too close to public footpaths - Detraction from the street scene with inappropriate painting / colouring / rendering or brickwork on front elevations - Inappropriate choice of colours and styles of replacement windows.	Comments noted.

HOUSE EXTENSIONS AND DOMESTIC ALTERATIONS SPD

Key changes made as a result of comments: Text added to section 9 to explain planning inspection and enforcement. Text and links to Environment Agency advice added to section 9.

MAIN ISSUES RAISED

HOW THE ISSUES HAVE BEEN ADDRESSED

Page 3 - Second Paragraph – Considers this does not read correctly or make grammatical sense.

The text referred to is one of the bullet points of Local Plan policy D1 which cannot be changed through the SPD.

There is no mention of planning inspection and enforcement during and completion of the build - especially where permitted development applies.

The following text to be added to section 9:

"Site visits are likely to take place as part of the consideration of the planning application. There is no statutory requirement to inspect the planning application after works have been completed however, the Council may undertake periodic checks.

As part of the building control function, scheduled site visits will be undertaken to ensure that national building standards are achieved to ensure buildings are safe, healthy and accessible.

Finally, the Council has adopted a planning compliance policy and this sets out the council's approach to planning enforcement functions. This is a reactive service, predominantly replying on breaches of planning control being reported to the Council which are in turn investigated by the Council's planning enforcement team.

Flood risk standing advice (FRSA)
Householder extensions and alterations often fall within EA flood risk standing advice when the development lies within Flood Zones 2 or 3. Recommends a

Comments noted, reference to be added.

<p>signpost and link to a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation.</p> <p>These standard comments are known as Flood Risk Standing Advice. They can be viewed at https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice</p>	
<p>Environmental permits and main rivers</p> <p>Recommends that a reference to Environmental permits that may be required if a householder extension or alteration is adjacent to a main river is added.</p> <p>The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:</p> <ul style="list-style-type: none"> • on or within 8 metres of a main river (16 metres if tidal) • on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) • on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission <p>For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.</p> <p>The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.</p>	<p>Comments noted, reference to be added.</p>

SPD 'House Extensions and Domestic Alterations'

Presentation to Youth Council 17/7/23

Supplementary Planning Document Consultation

Notes

Attendees: Ella Farrell; Paula Tweed; 2 Youth Voice Participation Coordinators; 7 Youth Council representatives

Ella talked through the slides on the 3 SPD's currently out to consultation:

Financial Contribution to Educational Provision; Biodiversity and Geodiversity and House Extensions and other domestic alterations.



SPD Youth Council
presentation.pptx

Questions and discussion

What is an annex? Ella explained that an annex is a building that provides additional living space. It can be joined to or associated with the main building. An annex does not have all the elements to make it a separate self contained dwelling.

Query re. 45% rule and whether it is measured from upper floor windows, Ella answered it could be but usually measured from ground floor window

Query re. how BNG is monitored over 30 years. Our current understanding is that it is responsibility of the developer to provide monitoring reports to the local authority periodically. Question regarding enforcement. The enforcement team wouldn't be responsible for monitoring but may be involved to take enforcement action if the site is not retained for biodiversity purposes. PT explained that the 10% BNG is new and we are still working out how it will be monitored and hoping for further Government guidance on detail.

Are hard copies available of the SPD's? There are reference copies in the libraries. Agreed to provide 3 copies of each SPD for the Youth Voice Participation workers to take out with them. **Action** Ella to organise copies.