

Hambleton District Council

Report To: Cabinet

Date: 4 October 2022

Subject: **Domestic Extensions Supplementary Planning Document Adoption**

Portfolio Holder: Planning
Councillor D A Webster

Wards Affected: All Wards

1.0 Purpose and Background

- 1.1 This report seeks Cabinet approval and recommendation to Council that the revised draft Hambleton Design Guide: Domestic Extensions Supplementary Planning Document is adopted. Annex 'A' of this report contains the revised version of the Supplementary Planning Document.
- 1.2 The Supplementary Planning Document will, once adopted, replace the current Domestic Extensions Supplementary Planning Document (adopted December 2009) in support of the implementation of policies in the Hambleton Local Plan.
- 1.3 The draft Supplementary Planning Document has been subject to public consultation from 29 July to 9 September 2022. The draft document was available on the Council's planning consultation website and printed copies were available to view in the Council's offices and local libraries. The updated Consultation Statement that sets out information about the preparation of the draft Supplementary Planning Document, the details of the comments received and how the Supplementary Planning Document has been amended is attached as Annex B of this report.
- 1.4 In total 17 comments were received from 5 consultees. The comments were generally supportive in nature, concentrating on specific issues where the requirements and expectations could be clarified.
- 1.5 The issues raised were:
 - subservience and setbacks
 - energy and resource efficiency and climate change
 - biodiversity and landscape enhancement and protected species;
 - protection for trees;
 - heritage assets and the impact of development, and conservation area appraisals;
 - the approach to design, including more modern and contemporary styles

- the benefits of natural light
 - references to figures; and
 - highway access and the strategic road network
- 1.6 The Supplementary Planning Document was amended as follows (paragraph and section numbering taken from the consultation draft):
- The addition of text at the end of paragraph 3.6 regarding extensions that are a continuation of the existing building.
 - Text in paragraphs 3.29 to 3.32 has been amended to clarify the role of natural light in good design and energy efficiency.
 - The addition of text at paragraph 5.6 to provide an example of improving energy efficiency.
 - Text has been added at the end of paragraph 5.8 to clarify the benefits of shading.
 - Text has been added at the end of paragraph 5.9 to provide an example of a water saving measure.
 - Text has been added to paragraph 5.25 regarding the requirement for a 1 metre wide access as illustrated in Figure 14.
 - A new paragraph has been added following 5.27, giving examples of ways development proposals can enhance biodiversity.
 - Paragraph 5.28 has been expanded to include reference to Natural England's advice on planning applications that affect protected species and their range of species specific standing advice.
 - The addition of text at paragraph 5.29 to clarify the approach to trees in the setting of heritage assets
 - A new paragraph has been added following 5.35, addressing boundary treatments for visual screening and boundary planting.
 - A footnote has been added to the first sentence of paragraph 6.2, as proposed by Historic England, identifying what a design and access statement should contain regarding impact on heritage assets.
 - Text was added to paragraph 7.5, as proposed by Historic England, referring applicants to the conservation area appraisals that are available on the council's website.
 - Reference to figures has been added in a number of places to aid clarity.
 - A small number of corrections of typographic errors.
- 2.0 Link to Council Priorities**
- 2.1 The new Local Plan is a priority project for the Council and will help deliver the Council Plan vision of Hambleton as 'A Place to Grow'.
- 2.2 The Supplementary Planning Document will help implement policies and proposals contained within the Plan supporting the wider Council priorities of Driving Economic Vitality, Enhancing Health and Well-Being, Caring for the Environment and Providing a Special Place to Live.

3.0 Risk Assessment

3.1 The key risk is in not approving the recommendations as shown below:-

Risk	Implication	Gross Prob	Gross Imp	Gross Total	Preventative action	Net Prob	Net Imp	Net Total
The Supplementary Planning Document is not adopted	The Council's ability to secure appropriately designed domestic extensions and similar development will be compromised and will adversely affect communities and the environment	4	4	16	Approve the Supplementary Planning Document	1	4	4

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

3.2 There are no significant risks in approving the recommendations.

4.0 Financial Implications

4.1 There are no financial implications relating to the adoption of the document.

5.0 Legal Implications

5.1 There are no legal implications relating to the adoption of the document.

6.0 Equality/Diversity Issues

6.1 The Supplementary Planning Document will support the implementation of policies in the Hambleton Local Plan, as identified above in paragraph 1.2. An Equalities Impact Assessment was completed during the preparation of the Local Plan. No negative impacts were identified for relevant policies.

7.0 Recommendation

7.1 That Cabinet approves and recommends that Council:-

- (1) adopts the revised Domestic Extensions Supplementary Planning Document; and
- (2) revokes the previously adopted Domestic Extensions Supplementary Planning Document (December 2009).

Mick Jewitt
Deputy Chief Executive

Background papers: Hambleton Local Plan
Equality Impact Assessment Draft February 2020

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