

Alterations and Extensions to Residential Properties

A Consultation Draft Supplementary Planning Document (SPD)

Sustainability Appraisal Report

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Forward Planning Team
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1 Introduction

- 1.1 Under the Planning and Compulsory Purchase Act 2004 (PCPA)¹, Sustainability Appraisals (SA) are mandatory for a range of Local Development Documents (LDDs), including Supplementary Planning Documents (SPDs). The purpose of SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of planning strategies and guidance, such as SPDs.
- 1.2 This SA Report identifies and reports on the likely significant effects of the Alterations and Extensions to Residential Properties SPD and the extent to which implementation of the SPD will achieve the social, environmental and economic objectives of sustainable development. In addition, it should be read in conjunction with the Local Development Framework (LDF) Sustainability Appraisal Report for the Core Strategy: Issues and Options, which establishes an overarching SA framework and is available from the Councils website².

2 Rossendale District Local Plan

- 2.1 Policies within the Rossendale District Local Plan (RDLP) were ‘saved’ for a period of three years from the commencement of the PCPA (September 2004). The Council formally requested that a number of policies be saved beyond the three year period demonstrating the policies reflect the principles of the LDF, are consistent with national planning policy and that it is not feasible or desirable to replace them during the timescale.
- 2.2 The current saved policies of the RDLP therefore continue to be the policies against which any new SPDs are linked, as required under regulation 13 (7) of the Town and Country Planning (Local Development) (England) Regulations, 2004.
- 2.3 The SPD to which this SA Report is associated, is designed to support RDLP Policy DC.1 – Development Criteria. This policy seeks to manage residential extensions within Rossendale. The policy identifies a series of general principles that the Council will use to assess proposals for domestic extensions.
- 2.4 The RDLP has not been subject to sustainability appraisal. However CLG advisory guidance (2005)³ states that “*where the SPD has been prepared on the basis of a saved plan, policy or policies which have not been subject to SA, the authority will need to carry out a SA of that policy or policies and report on these.*” To satisfy this requirement one of the options subject to appraisal will be to “do nothing” or rely on the existing policy, which will enable appraisal of the existing policy to take place.

¹ Section 19 (5)

² http://www.rossendale.gov.uk/site/scripts/download_info.php?fileID=729

³ ODPM (CLG) (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guide for Regional Planning Bodies

3 Strategic Environmental Assessment

- 3.1 Local authorities must comply with the European Directive 2001/42/EEC and the Strategic Environmental Assessment (SEA) Regulations⁴. The SEA Regulations require a determination to be made on whether there are likely to be significant environmental effects as a result of the SPD. However, Regulation 5 (6) states “an environmental assessment need not be carried out for a plan or programme which determines the use of a small area at the local level or for minor modifications to an existing plan”. Guidance produced by the Office of the Deputy Prime Minister (2005) (now Communities and Local Government) identifies that SPDs are most likely to fall within this category.
- 3.2 Having assessed the SPD objectives and options, it has been determined that a SEA of the SPD is not required because the plan is unlikely to have any significant⁵ environmental effects. This is primarily because the SPD elaborates upon the existing Local Plan policy, without introducing an overall change in policy direction.

4 Stages in the SA Process

- 4.1 The SEA Regulations prescribe the steps that must be undertaken during the environmental assessment of a plan, for instance deciding on the scope and level of detail to be included in the environment report and the consideration of alternatives. ODPM SA guidance (2005) on sustainability appraisal absorbs the requirements of the SEA directive⁶ and expands the same rigorous process required by SEA to include social and economic impacts. The same guidance sets out the following stages to the SA process. Table 1 highlights these stages:

Table 1: Stages in the SA process

Stage	Stage in SA Process	Notes
A	Setting the context and objectives, establishing the baseline and deciding on the scope.	This stage is sub-divided into tasks A1 to A5. For more information, please refer to the Scoping Report for this SPD (February 2008) which covers stage A in the SA process.
B	Developing and refining options and assessing effects.	This stage is detailed in Appendix A & B of this report
C	Preparing the Sustainability Appraisal Report.	This report
D	Consulting on the draft SPD and sustainability appraisal report.	See section 7 of this report.
E	Monitoring the significant effects of implementing the SPD.	See section 8 of this report.

⁴ Environmental Assessment of Plans and Programmes Regulations (2004)

⁵ Significance will be determined by taking into account criteria specified in Schedule 1 of the SEA Regulations and ANNEX II of the Directive

⁶ Although para 1.6 of the ODPM (CLG) guidance details that the purpose of the guide is “to provide information to assist to comply with the SEA Directive.” It is however not intended as a legal interpretation”.

5 Appraisal Methodology

- 5.1 The Scoping Report (February 2008) for the SPD Alterations and Extensions to Residential Properties, detailed the scope of the appraisal (Stage A of the SA process- see table 1). This scoping report was subject to a 6 week period of targeted⁷ consultation that ran from 21st December 2007 to 24th January 2008.
- 5.2 This Scoping Report identified that the SA Report for the LDF Core Strategy Issues and Options already covered Tasks A1 to A4 and that the Council would use the framework and baseline information to assess the SPD. In addition to this, the Scoping Report for this SPD in conjunction with the consultation exercise, also identified further sustainability issues, problems and objectives specific to the SPD as well as the broad options to be considered: These are:

Issues & Problems

- Policy DC.1 of the Local Plan is too general and does not provide sufficient advice to enable Development Control Officers to assess planning applications for alterations and/ or extensions to residential properties
- Similarly, the policy does not provide sufficient guidance to applicants and their architects / agents on what will or will not be acceptable when they are considering putting planning applications together for alterations and/ or extensions to residential properties.
- Due the lack of detailed guidance there have been erections of poorly designed and ill considered residential alterations and extensions.
- The location of alterations and more importantly extensions could pose problems and have detrimental effects on the environment such as watercourses, water features and other aquatic habitats.

Objectives

- The guidance in the SPD will seek to provide greater clarity in terms of acceptable forms of new development relating to residential alterations and extensions.
- Similarly, the SPD will seek to provide general guidance and design advice on the construction of and materials used in domestic alterations and extensions.
- The SPD will also seek to ensure that the quality and amenity of the built environment of Rossendale is maintained and where possible enhanced.

Options

- As outlined above, Policy DC.1 has been saved and is the policy against which planning applications for all new development is determined. One option available to the Council would be to “do nothing” and simply rely on the existing policy to assess planning applications.
- A second option is to develop guidance that will look at ensuring proposals for alterations and extensions to residential properties have

⁷ The Commission for Rural Communities, The Historic Buildings and Monuments Commission for England (English Heritage), Natural England, The Environment Agency & GONW

minimal detrimental impact upon the built environment and where possible, improve it.

6 Appraisal Conclusions

- 6.1 Stage B of the SA process as identified by ODPM Guidance (2005) (see Table 1) involves appraising both the SPD objectives and then the identified options against the sustainability appraisal framework. The more detailed findings of the appraisal can be found in Appendix A and the subsequent detailed appraisal of the SPD Options can be found in Appendix B.

SPD Objectives

- 6.2 The objectives of the SPD set out what it is aiming to achieve in spatial planning terms and provide the context for the development of options.
- 6.3 The objectives are primarily concerned with ensuring that applicants, their architects and others involved in the planning process have clear guidance in terms of acceptable forms of new developments relating to residential alterations and extensions. They also seek to ensure that the quality and amenity of the built and natural environments are maintained and where possible, improved.
- 6.4 Appendix A clearly shows that the SPD objectives are either compatible with the SA objectives or have no link or are insignificant. None of the SPD objectives are incompatible with the SA objectives. Therefore, following the appraisal of the objectives, it has been concluded that there would be no issues with supporting the current Local Plan policy with the SPD in terms of the impact of the SPD objectives on the SA objectives.

SPD Options

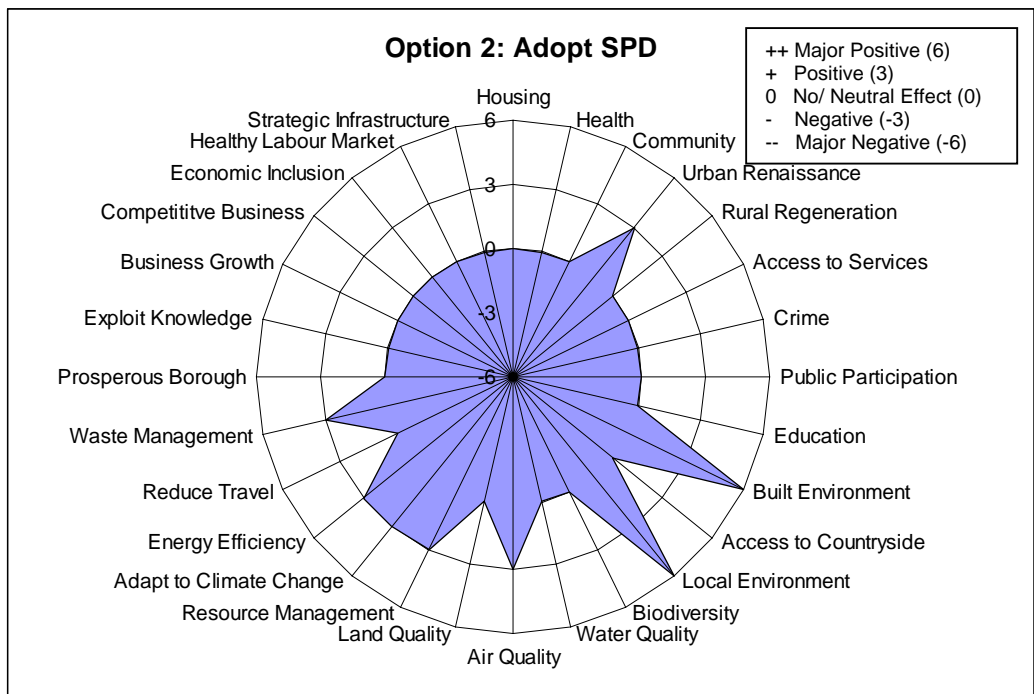
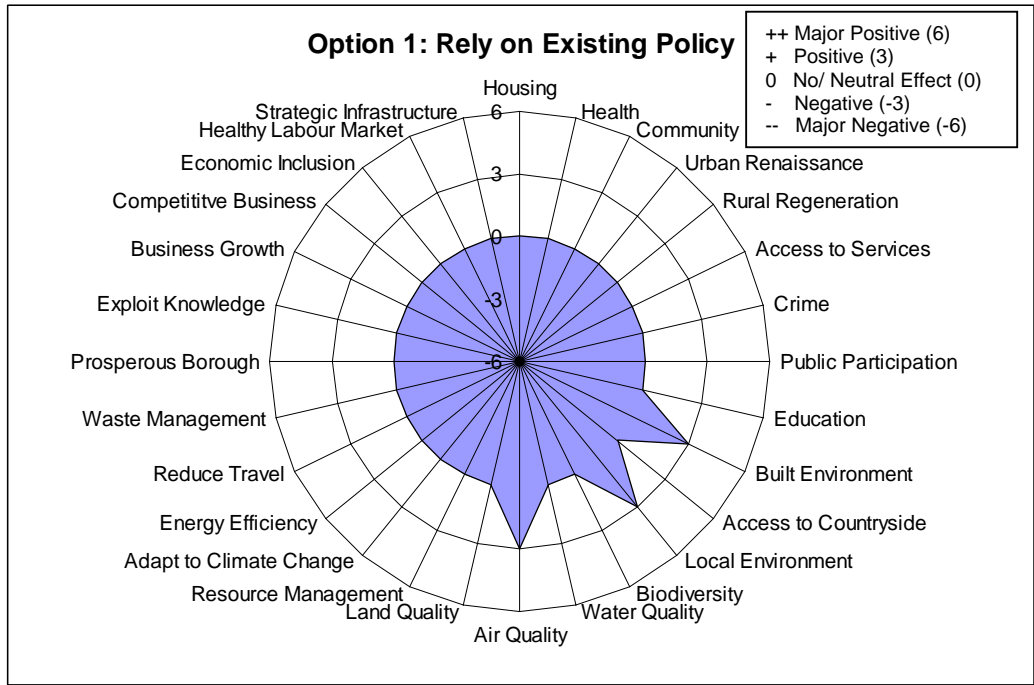
- 6.5 Appendix B contains the detailed assessment of the SPD Options against the SA objectives. The assessment clearly shows that there are no negative effects against the SA objectives in introducing option 2 (i.e. introducing the SPD to support policy).
- 6.6 The impact of the SPD will be monitored through the Annual Monitoring Report to ensure that the results of the appraisal come through in its implementation.
- 6.7 Table 2 contains a summary of the appraisal for each of the two options:

Table 2: Summary of SA

Options	Sustainability Appraisal Summary
Option 1 – Rely on Existing Policy ‘do nothing approach’	Simply relying on the existing Local Plan policy will continue to have a positive on the character of the built environment and also protect residential amenity. However, it is considered that the existing policy is too broad and the implementation of additional guidance to support the policy will help to meet the SA objectives and provide more positive benefits.
Option 2 – Adopt SPD	Option 2 would give additional guidance on the criteria that is contained in the policy under option 1. The adoption of the SPD will build on and strengthen the

criteria in the policy and provide more detailed advice and clarity on specific issues. This option would produce significantly more positive benefits that simply relying on the existing policy itself (as in Option 1).

6.8 The following radar diagrams summarise the results of the appraisal of the two SPD Options against the SA objectives.



7 Consultation on the Draft SPD and the SA Framework

- 7.1 This SA Report accompanies the draft SPD on Alterations and Extensions to Residential Properties. It forms part of this “SPD Document”. Comments are invited on its extent and content and the timescales for doing this are 16th May 2008 to 13th June 2008.
- 7.2 Should you wish to make comments on this report, the Draft SPD or any of the other SPD documents that accompany it, then please submit them to the either of the following addresses:

Forward Planning

Town Hall Annexe
One Stop Shop
Lord Street
Rawtenstall
Rossendale
BB4 7LZ

forwardplanning@rossendalebc.gov.uk

Please include your name and address with your comments and indicate whether you wish to be notified when the SPD is formally adopted, including the address at which you want to be notified.

For further information regarding this document, please contact:

Caroline Ridge

Telephone: 01706 238627
E-mail: carolineridge@rossendalebc.gov.uk
Fax: 01706 214112

- 7.3 Please note that we have determined that a SEA of the SPD is not required as part of the consultation process (see Section 3). A copy of this SA Report and the Draft SPD has been sent to the consultation bodies detailed in Regulation 4⁸ of the SEA Regulations (2004).
- 7.4 We will consider any representations made on the SA and the SPD before formal adoption. If, because of the consultation period and subsequent representations, subsequent changes are required to the SPD, then we may undertake additional appraisal work to ensure that the significant social, environmental and economic effects of these changes have been considered.
- 7.5 After the adoption of the SPD, a statement will be published setting out any changes to the SPD in response to the SA process and how representations on the SA have been taken into account.

⁸ Countryside Agency, Historic Buildings and Monuments Commission for England (English Heritage), English Nature, and the Environment Agency

8 Monitoring the Significant Effects of Implementing the SPD

- 8.1 The implementation of the Alterations and Extensions to Residential Properties SPD will be monitored in order to determine whether any significant effects arise. This will enable us to identify any unforeseen adverse effects and enable appropriate action to be taken. This monitoring will allow the SPD to be tested against the effects predicted as part of the SA process.
- 8.2 The SA monitoring will be incorporated into existing monitoring arrangements and will be reported on in the Annual Monitoring Report for Rossendale's Local Development Framework.
- 8.3 If, as a result of this monitoring, significant adverse affects are identified then this will trigger an immediate review to either amend or suspend part or all of the SPD.

**Produced by
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آپانی یادی ای لیفلےٹاٹیر سار سٹرکچر بڈ ہر فیر چھپای، اڈیو کاسیٹے اٹھاوا ہنرے جی
چاڈا انیا کونیا باسیا پتے چان تاہلے انگرہ کرے آمادیرکے جانالے آمرا اتا سٹ خوشی
منے تار باواسا کرے۔

انگرہ کرے 01706 238627 ای ناسٹارے اٹھاوا کمیونیکیشن سیکشن، ٹاؤن سنٹر
افیس، رٹسٹال بی.بی.8 ۹ ایل.جی.ڈی. ای ٹیکانای یوگا یوگا کرے۔

اگر آپ کو اس لیفلٹ کا خلاصہ بڑے حروف میں، آڈیو کیسٹ پر، یا انگریزی کے علاوہ کسی اور زبان میں درکار ہے تو برائے
مہربانی ہمیں بتائیں، ہم بخوشی آپ کے لیے اس کا انتظام کریں گے۔

برائے مہربانی 01706 217777 پر ٹیلیفون کریں یا پھر کمیونٹی کیشن سیکشن سے اس پتہ پر رابطہ قائم کریں:

Communications Section, Town Centres, Rawtenstall, BB4 7LZ



APPENDIX A: TESTING THE SPD OBJECTIVES AGAINST THE SA FRAMEWORK

The following SPD objectives were appraised:

1. To provide general guidance and design advice on the construction of and materials used in domestic alterations and extensions.
2. To ensure that the quality and amenity of the built environment of Rossendale is maintained and where possible, enhanced.

SA Objectives		SPD Objectives	
		Objective 1	Objective 2
1	To improve access to good quality, affordable and resource efficient housing	-	-
2	To enable people to enjoy long life free from disease and limiting illness	-	-
3	To develop strong and positive relationships between people from different backgrounds and communities	-	-
4	To deliver urban renaissance		
5	To regenerate rural areas		
6	To improve access to and use of basic goods, services and amenities	-	-
7	To reduce crime, disorder and the fear of crime	-	-
8	To enable groups and communities to contribute to decision making		-
9	To provide education which is accessible to and valued by all and produces achievements above the norm	-	-
10	To protect places, landscapes and buildings of historic, cultural and archeological value		
10 A	To improve access to and the opportunity to enjoy the countryside and green space.	-	-
11	To protect and improve local environmental quality		
1	To protect and enhance biodiversity	-	-
2	To protect and improve the quality of controlled water courses	-	
3	To protect and improve air quality	-	-
4	To protect and improve land quality	-	-
5	To ensure the prudent use of natural resources and the sustainable management of existing resources	-	-
6	To address the need to limit and adapt to climate change		-
7	To minimise the requirement for energy use, promote efficient energy and increase the use of energy from renewable resources		-

8	To reduce the need to travel	-	-
9	To ensure the sustainable management of waste, minimise its production, and increase re-use, re-cycling and recovery rates	-	-
10	To establish a prosperous borough that offers attractive opportunities to individuals, businesses and communities	-	-
11	To develop and exploit the borough's knowledge base.	-	-
12	To exploit the growth potential of business sectors.	-	-
13	To improve the competitiveness and productivity of businesses	-	-
14	To secure economic inclusion	-	-
15	To develop and maintain a healthy labour market	-	-
16	To develop strategic transport, communication and economic infrastructure.	-	-

Key	
	Compatible
	Incompatible
-	No Link/ Insignificant
?	Uncertain/ Unknown

Comments:

The objectives associated with this SPD are not incompatible with any of the SA Objectives. Objective 1 of the SPD is directly compatible with 25% of the SA Objectives with the remainder either having no link or an insignificant link. The objective of the SPD, which mainly seeks to provide greater clarity concerning residential extensions and alterations meets a range of objectives from improving and promoting energy efficiency to improving and enhancing the local and built environments. The second objective of the SPD is directly compatible with the SA Objective of improving and enhancing the built environment.

APPENDIX B - ALTERATIONS AND EXTENSIONS TO RESIDENTIAL PROPERTIES - ASSESSMENT OF OPTIONS AGAINST SA FRAMEWORK

SA Objectives		Duration of Effects	Option 1 - Rely on Existing Policy "do nothing"	Option 2 - Adopt SPD to provide guidance & clarity on residential alterations and extensions	Comments, having considered: Likelihood/ certainty of effect occurring (high/med/low). Geographical scale of effect. Whether temporary or permanent. Consideration of cumulative, secondary and synergistic effects. Assumptions made. Recommendations for mitigation/ improvement.
Social Progress Which Recognises the Needs of Everyone					
1	To improve access to good quality, affordable and resource efficient housing	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
2	To enable people to enjoy long life free from disease and limiting illness	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
3	To develop strong and positive relationships between people from different backgrounds and communities	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
4	To deliver urban renaissance	S	0	0	Option 1 would have a neutral effect because even though the existing policy offers some guidance, it may not be to a suitable standard, required for residential alterations and extensions. Option 2 would improve guidance and set minimum standards and guidelines that would help applicants, architects and agents alike in drawing up planning applications for
		M	0	+	
		L	0	+	
5	To regenerate rural areas	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
6	To improve access to and use of basic goods, services and amenities	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
7	To reduce crime, disorder and the fear of crime	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
8	To enable communities to contribute to decision making	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
9	To provide education which is accessible to and valued by all and produces achievements above the norm	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
Effective Protection of the Environment					
10	To protect places, landscapes and buildings of historic, cultural and archaeological value	S	+	++	The current policy that Option 1 relates to does include criteria which have regard to relationships between buildings, their visual appearance and relation to their surroundings. However Option 2 would give additional weight and support for the protection of places, landscapes and buildings of historic, cultural and archaeological value and would increase the positive
		M	+	++	
		L	+	++	
10 A	To improve access to and the opportunity to enjoy the countryside and green space.	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
11	To protect and improve local environmental quality	S	+	++	The current policy that Option 1 relates to does include criteria which have regard to environmental quality and pollution including likely effects on existing trees However Option 2 would give additional weight and support for the protection and improvement of local environmental quality and would increase the positive aspects of this objective.
		M	+	++	
		L	+	++	
1	To protect and enhance biodiversity	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
2	To protect and improve the quality of inland waters	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
3	To protect and improve air quality	S	+	+	Option 1 does include criteria for applications to assess likely levels of air pollution created by the development. Option 2 also requests that the environmental efficiency of extensions and alterations be considered.
		M	+	+	
		L	+	+	

4	To protect and improve land quality	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
Prudent Use of Natrual Resources					
5	To ensure the prudent use of natural resources and the sustainable management of existing resources	S	0	+	Option 1 does not specifically include criteria which promote the prudent and sustainable use of natural and existing resources. Option 2 however does promote the use of sustainable materials and the effect use resources.
		M	0	+	
		L	0	+	
6	To address the need to limit and adapt to climate change	S	0	+	Option 1 does not specifically include criteria which promote the prudent and sustainable use of natural and existing resources. Option 2 however does promote the use of sustainable materials and the effecient use resources to improver overall environemtal efficiency.
		M	0	+	
		L	0	+	
7	To minimise the requirement for energy use, promote efficient energy and increase the use of energy from renewable resources	S	0	+	Option 1 does not specifically include criteria which promote the prudent and sustainable use of natural and existing resources. Option 2 however does promote the use of sustainable materials and the effecient use resources to improver overall environemtal efficiency.
		M	0	+	
		L	0	+	
8	To reduce the need to travel	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
9	To ensure the sustainable management of waste, minimise its production, and increase re-use, re-cycling and recovery rates	S	0	+	Option 1 does not specifically include criteria which promote the prudent and sustainable use of natural and existing resources. Option 2 however does promote the use of sustainable materials and the effect use resources.
		M	0	+	
		L	0	+	
Maintenance of high & Stable Levels of Economic Growth and Employment					
10	To establish a prosperous borough that offers attractive opportunities to individuals, businesses and communities	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
11	To develop and exploit the borough's knowledge base.	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
12	To exploit the growth potential of business sectors.	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
13	To improve the competitiveness and productivity of businesses	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
14	To secure economic inclusion	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
15	To develop and maintain a healthy labour market	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect
16	To develop strategic transport, communication and economic infrastructure.	S	0	0	No/ Neutral Effect
		M	0	0	No/ Neutral Effect
		L	0	0	No/ Neutral Effect

Key

S	Short Term Effects	++	Major Positive Effect	-	Negative Effect	Blue	Social Objectives	Pink	Economic Objectives
M	Medium Term Effects	+	Positive Effect	--	Major Negative Effect	Green	Environmental Objectives		
L	Long Term Effects	0	No/ Neutral Effect	?	Uncertain Effect	Yellow	Resource Objectives		