

Appendix A: Alterations & Extensions to Residential Properties (February 2008) Consultation Responses

Ref	Body / Organisation	Representation	Responses	Changes
1	Manchester Airport	No Comments.	None Required	N/A
2	Ron Smith	No Comments.	None Required	N/A
3	Theatres Trust	No Comments.	None Required	N/A
4	Yorkshire Forward	No Comments.	None Required	N/A
5	National Trust	<p>Policy DC.1 lacks “sustainable construction” dimension. Most existing dwellings will be in occupation in 2050, it is important to consider how the existing housing stock can be made more energy (and water and waste) efficient.</p> <p>Measures should included to improve energy efficiency of extensions and alterations as a relevant criteria together with consideration of measures proposed to retrofit the rest of the dwelling simultaneously.</p> <p>The pre-amble on design/ materials should make specific reference to issues that are likely to have more of an impact in/ near Conservation Areas and Listed Buildings.</p> <p>A more positive statement regarding environmental efficiency is needed, whereby such as approach is not so much welcomed but required.</p>	<p>The Council does not consider this SPD to be the appropriate document to tackle the issue of the energy efficiency of the existing housing stock.</p> <p>It is not appropriate for the Council to impose conditions and criteria on applicants who wish solely to extend or alter their property.</p> <p>The Council accepts that this is a valid and necessary inclusion.</p> <p>Energy efficiency is an important issue and the Council will consider all recommendations to improve current standards and trends.</p>	<p>None</p> <p>None</p> <p>Greater emphasis on importance of design/ materials in/near Conservation Areas & Listed Buildings</p> <p>Inclusion of energy efficiency requirement and standards.</p>

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5	National Trust	It is recommended that the Design Statement should also include information about the energy efficiency measures proposed.	This would be the most appropriate location for such information to be included in applications.	Require design statements to include information on energy efficiency measures.
6	Lancashire County Council	No Comments.	None Required	N/A
7	Steven Hartley	The SPD is a very mechanistic approach to design which does not take into account the skills of the qualified planners at Rossendale.	There will always be circumstances and situations that lend themselves to alternative solutions for extensions and alterations, and the SPD should reflect this.	Include a statement that each application is determined on its own merits and that there may be circumstances where an alternative solution is more complimentary to the original building.
8	Natural England	<p>Natural England welcome the SPD to improve design standards throughout the Borough.</p> <p>Reference to local landscape and townscape character should be made in parts 1 & 2.</p> <p>Section 4 is a welcomed addition to the SPD but needs cross referencing throughout the document.</p> <p>An additional paragraph concerning protected species such as bats should be added. Moreover it would be prudent to</p>	<p>The Council accepts that greater emphasis should be given to local landscape and townscape character.</p> <p>This has been highlighted previously and will be rectified.</p> <p>Protected species are an important material consideration in planning applications and although surveys etc are not normally</p>	<p>Include references in relevant sections.</p> <p>Cross reference relevant sections/ paragraphs.</p> <p>Include paragraph provided in Section 4.</p>

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		<p>include a statement of legal duties surrounding the issues concerning protected species and development. A suggested paragraph concerning protected species was included for consideration.</p> <p>Reference to the Lancashire Biodiversity Action plan should also be included within the document. The SPD could potentially have an impact on biodiversity, and the Council should exploit this opportunity to demonstrate how it is complying with its "Biodiversity Duty" under the NERC Act through inclusion on appropriate text.</p>	<p>required for extensions/ alterations, applicants should be aware of the possibility.</p> <p>The Council should be demonstrating how it is complying with is Biodiversity Duty.</p>	<p>The issue of biodiversity should be emphasised and actions taken highlighted.</p>
9	English Heritage	<p>Greater emphasis and clarity should be given to the rich cultural heritage of Rossendale with references to Scheduled Monuments and Scheduled Monument Consent and Registered Historic Parks and Gardens.</p> <p>The need to contact the Councils Conservation Officer should be included in paragraph 1.4.</p> <p>Paragraph 1.6 should also cover the circumstances when Listed Building Consent and Scheduled Monument Consent may also be required.</p>	<p>The importance of heritage and the built environment is an important issue when dealing with planning applications and documents and a greater emphasis on the boroughs heritage should be incorporated into the document.</p> <p>The ability to contact the relevant persons is to our customers, and the document will be amended to reflect this.</p> <p>As there are a number of listed buildings etc in Rossendale it appropriate that advice is given regarding their preservation.</p>	<p>Amend SPD to include a greater emphasis on the cultural heritage and built environment of Rossendale.</p> <p>Include relevant contact details in SPD.</p> <p>Agree that the policy should include advice on listed building consent etc.</p>

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		<p>Criteria in paragraph 2.1 could be overly restrictive and could limit the scope for innovative proposals, in terms of design and materials. There may be circumstances where a modern solution that compliments the original building is preferable to some form of pastiche or copying of an originally poor design.</p>	<p>There will always be circumstances and situations that lend themselves to alternative solutions for extensions and alterations, and the SPD should reflect this.</p>	<p>Include a statement that each application is determined on its own merits and that there may be circumstances where an alternative solution is more complimentary to the original building.</p>
10	Environment Agency	<p>Paragraph 1.12 should refer not only to the “Party Wall Act” but “other legislation”, this would ensure that people are aware that a range of different permissions could be required under different legislation.</p> <p>The general standards that residential extensions must satisfy should be enhanced by including other examples of landscaped features such as hedges, watercourses, ponds or other landscaped features. Other Considerations should also include references to watercourses and ponds. Both represent fundamental constraints to development and applicant need to be aware. Culverting watercourses for land gain purposes of filling in natural ponds without replacing them elsewhere would be unacceptable.</p>	<p>There is other legislation which may be appropriate in certain applications and this should be reflected in the SPD.</p> <p>Extensions/ alterations to dwellings could potentially have impacts on landscaped features and therefore greater clarity should be granted for the types of features that could be affected.</p>	<p>Amend document to include “other legislation”.</p> <p>Amend document to include greater clarity on the types of landscaped features that could be affected by developments in the relevant sections.</p>

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		Would not object the Environment Agency's' contact details being added to section 5.	The ability to contact the relevant persons is to our customers, and the document will be amended to reflect this.	Include relevant contact details in SPD.