



Responses Received

Consultation on the updated Supplementary
Planning Document for Alterations and
Extensions to Residential Properties

March 2026



A High Quality Environment

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Responsible Service	Forward Planning	Version/Status	Version 1
Responsible Author	Forward Planning	Date Agreed/ Agreed At	18 March 2026
Date last Amended		Due for Review	Not applicable

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Responses Received – Consultation on the Updated Supplementary Planning Document for Alterations and Extensions to Residential Properties

INTRODUCTION

1. Rossendale Borough Council consulted on the updated Supplementary Planning Document for Alterations and Extensions to Residential Properties between Thursday 12th February 2026 and Sunday 15th March 2026.
2. During this public consultation, a total of 17 comments were received.
3. A summary of the comments received and how the Local Planning Authority is considering them to inform the final version of the supplementary planning guidance will be provided in a separate Consultation Statement.
4. All comments received are enclosed in this document. The following are verbatim representations received as part of the consultation. The views expressed are those of the respondents and do not reflect the Council's views.

Consultation on the Draft Supplementary Planning Document for Alterations and Extensions to Residential Properties

Response 1

Please provide your contact information:

Firstname and Surname Community Campaigner David Barton

Address or Postcode [REDACTED]

Email address [REDACTED]

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Other (please specify):
Community Campaigner & Consultant

General Guidance

Q1. Do you agree with the General Guidance for All Domestic Extensions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q2. Do you agree with the guidance for Separation Distances?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Detailed Guidance

Q3. Do you agree with the guidance for Single-Storey Side Extensions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q4. Do you agree with the guidance for Single-Storey Rear Extensions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q5. Do you agree with the guidance for Front Extensions/Porches and Canopies?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q6. Do you agree with the guidance for Conservatories?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q7. Do you agree with the guidance for Two-Storey/First Floor Side Extensions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q8. Do you agree with the guidance for Two-Storey Rear Extensions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q9. Do you agree with the guidance for Extensions to Three-Storey Dwellings or Above and Apartments?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q10. Do you support the guidance for Dormer/Roof Extensions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q11. Do you agree with the guidance for Outbuildings (e.g. summer houses, sheds, green houses and garden rooms)?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q12. Do you agree with the guidance for Ancillary Family Annexes?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q13. Do you agree with the guidance for Garages/Car ports/Parking Spaces and Garage C onversions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q14. Do you agree with the guidance for Garden Space and Forecourts?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q15. Do you agree with the guidance for Balconies?

Yes

Please provide any comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q16. Do you agree with the guidance for Storage of Refuse Bins and Recycling Containers?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

Q17. Do you agree with the guidance for Renewable Energy Technologies?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

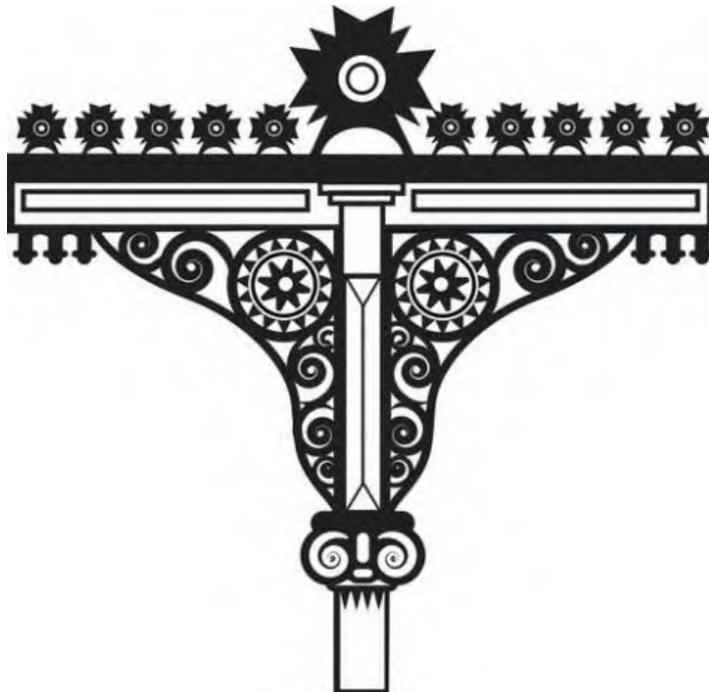
Q18. Do you have any other comments on the proposed Supplementary Planning Document?

Utilise Traditional Architecture Design Codes for all new construction with a ban on demolition of all buildings constructed prior to 1950. See my PDF Umbrella Representation for additional Placemaking/ Planning and Greenery Proposals.

UK & IRELAND PLANNING CONSULTATION(S)

Stage: Universal Representation

Sections: Conservation Area Appraisal(s), Scoping Document(s), Local Plan, Supplementary Planning Document(s)



Consultee	David Barton
Role:	Community Campaigner- Civic Heritage
Section	Conservation Area Appraisal(s), Scoping Document(s), Local Plan, Supplementary Planning Document(s)
Interest	Design Codes, Designated & Non-Designated Heritage Assets, Conservation Areas, Climate Change, Historic Buildings, Traditional Vernacular Architecture

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Acronyms / Abbreviations

LA	Local Authority
SPD	Supplementary Planning Document
TVA	Traditional Vernacular Architecture
TA	Traditional Architecture

Introduction:-

Context:

This consultation feedback submission has been produced by Mr. David Richard Barton, also known as Community Campaigner David Barton who is promoting both the existing Built Historic Environment and Traditional Vernacular Architecture (TVA)/ Traditional Architecture (TA) as a key feature across UK and Ireland-wide Local Authorities and associated Planning Departments at all tiers of Local, Regional and Central Government.

This universal consultation therefore acts as an official Representation at all and any stage of official area UK Planning Consultations- Preliminary Scoping Documents, Named Stages of the Local Plan, Conservation Area Appraisals and Supplementary Planning Documents (SPDs), primarily regarding Design Codes.

Representations are being made by Mr. Barton as part of his ongoing work to champion the key stakeholders at various key areas old and new with a view to supporting their economic growth through the merits of High-Quality style Conservation with the hope of encouraging wider constructive and restorative support through positive and constructive working.

It is submitted that TVA should play a key part in any and all policy moving forwards on the grounds of conferring practical benefits be these periodic maintenance, their perceived support from the public, their invaluable contribution to achieving Climate Crisis Targets set local, nationally and internationally alongside their overall cost-effectiveness to key stakeholders alike in terms of Planning and sourcing of raw materials.

*One primary document that should be considered with significance especially alongside my own representation is a written academic account of the actual practicalities associated with Traditional Architecture from a leading expert in their field.^{i.)} Not only does this in-depth analysis provide an in-depth take on the widely assorted merits of this type of Architecture but it fully corroborates my case made across all sections typically found in one of the consultations highlighted above.

Furthermore, my representations to date and contained herein this document are duly supported by the Founder and Director of The Institute for Traditional Architecture^{ii.)} who has identified and recognised my own contribution(s) to communities up and down the Sefton Borough. This is an internationally acclaimed organisation which periodically works with other leading agencies and organisations to bring about effective positive change.

Outlined throughout Submission are responses to existing Consultations which set out why I consider amendments to existing Planning Policy documents are necessary to ensure the best possible outcomes.

References to supporting documents are contained in the indented blue numbering.

This Submission has been prepared for UK and Ireland-wide Local Authorities in the hope that it may serve as an umbrella representation by Mr. Barton. This does not prejudice his ability to also comment on live stages of any one Consultation, merely providing the ability to be put in touch directly with any one Local Authority in receipt of this Representation with the prospect of also taking part in any version(s) of Consultations begin ran by said Local Authorities. If there are future consultations, especially regarding Design Codes and SPDs relating to this across both designated and non-designated heritage assets then it is hoped that these are duly provided to Community Campaigner David Barton.

Mr. Barton has cited material references and sources from his previous Representation to the Bootle Area Action Plan Consultation (2021-2026) that align with his existing and ongoing points which he would like to raise in parallel with other Local Authorities. Where a more detailed discussion with leading sources, such as Architects and Academics may prove conducive with these Councils then Mr. Barton would be delighted to discuss this further.

Community Campaigner David Barton:

Community Campaigner David Barton is a Heritage Campaigner of over 11 years' experience who has championed and led a number of successful campaigns to promote TVA in modern-day life. His dual mandate is to provide effective (alternative) use of historical buildings encompassing a full restoration alongside achieving the mainstream construction of new classical architecture on numerous economic, environmental and ecological grounds that align with existing policy set out by Central Government covering the UK and increasingly elsewhere across the world.

Having worked with a wide array of residents, businesses and organisations in that time, which has included the full restoration of the Victorian Verandahs on Lord Street, Southport in tandem with the respective key stakeholders and other property owners to prevent demolition of Old Builds across Sefton, Mr. Barton is now hoping to make the process of utilising the built environment to its fullest potential a far simpler one that will enable Bootle to fully reach its maximum potential as a historic town.

Mr. Barton should like to credit and thank the leading professionals and organisations that continue to support his TVA endeavours including:

- 1) **Mr. Francis Shaw- Shaw & Jagger Architects**
- 2) **The King's Foundation**
- 3) **Create Streets**
- 4) **Francis Terry & Associates**
- 5) **The Institute for Traditional Architecture**

This Submission is supported by the following appendices:

- i) Appendix i): Academic Perspective on Traditional Architecture by Mr. Francis Shaw of Shaw & Jagger Architects (PDF)
- ii) Appendix ii.) Written Endorsement from Mr. Joseph Jutras of The Institute of Traditional Architecture (PDF)
1. Appendix 1: Sefton Climate Emergency Strategy [Climate Emergency Strategy](#)
2. Appendix 2: Sefton 2023/2024 Climate Report [modgov.sefton.gov.uk/documents/s124335/Climate+Emergency+Annual+Report+2023-2024+final.pdf](https://www.modgov.sefton.gov.uk/documents/s124335/Climate+Emergency+Annual+Report+2023-2024+final.pdf)
3. Francis Terry & Associates- The Secrets of Popular Architecture <https://www.ftanda.co.uk/thoughts/secret-of-popular-architecture/>
4. Appendix 3: PAS Guide to better Sustainability Appraisal [PAS Guide to better Sustainability Appraisal | Local Government Association](#)
5. Appendix 4: Sefton Council Annual Air Quality Report 2024 [air-quality-status-report-2024.pdf](#)
6. Francis Terry & Associates- Natural Architecture Discussion <https://www.ftanda.co.uk/thoughts/natural-architecture/>
7. Francis Terry & Associates- Sustainable Architecture Discussion (VIDEO) <https://www.ftanda.co.uk/thoughts/what-is-sustainable-architecture/>
8. Francis Terry & Associates- Can Beautiful Homes be built in a Factory? <https://www.ftanda.co.uk/thoughts/beautiful-homes/>
9. Create Streets- Design Codes Explanation [design codes](#)
10. Create Streets- Bootle Christ Church Project [Bootle with Safe Regen](#)
11. The King's Foundation- Officer's Mess Design Guide Rutland (PDF)
12. Create Streets- Lichfield Design Guide- [Lichfield](#)
13. Create Streets- Chatham Design Guide- [Chatham](#)

14. Create Streets- Street Assessment Service
[Street Assessment - Create Streets](#)
15. Create Communities Mapping Platform
[Create Communities mapping platform - Create Streets](#)
16. The King's Foundation- BIMBY Toolkit
[Puts the power in your hands to influence new buildings in your area.](#)
17. Francis Terry & Associates- Poundbury Discussion
<https://www.ftanda.co.uk/thoughts/poundbury/>
18. Institute of Traditional Architecture- Urban Planning
[Urban Planning – Institute of Traditional Architecture](#)
19. [Heritage and the Economy | Historic England](#)
20. [The Economic Value of the Heritage Sector | Heritage Counts | Historic England](#);
21. [Investing in Heritage to Avoid Embodied Carbon Emissions | Heritage Counts](#)
22. [Historic England](#);
23. [The Embodied Carbon Emissions of Construction and Retrofit Materials for Traditional Buildings | Historic England](#)
24. InYourArea- Community Campaigner David Barton- Placemaking Principles 2021
['Placemaking' is key to the future for Southport claims campaigner](#)
25. InYourArea- Community Campaigner David Barton- Role of Traditional Town 2021
[The role of the traditional town 'key' to Southport's future](#)
26. Living with Beauty Report Example 76, Page. 177
[Living with beauty: report of the Building Better, Building Beautiful Commission](#)
27. InYourArea- Community Campaigner David Barton- Green Action Plan 2021
[Former Councillor proposes climate change plan](#)
28. InYourArea- Community Campaigner David Barton- Hedgerow Planting Benefits 2021
[Campaigner calls for more green spaces in Southport](#)
29. Benefits of Greenery Planting- The Guardian 2010
<https://www.theguardian.com/environment/green-living-blog/2010/oct/14/carbon-footprint-house>
30. Francis Terry & Associates- Glad to be Pastiche Discussion
<https://www.ftanda.co.uk/thoughts/glad-to-be-pastiche/>
31. Francis Terry & Associates- What is more important, Materials or Form?
<https://www.ftanda.co.uk/thoughts/rotonda-in-cheese/>
32. InYourArea- Community Campaigner David Barton- Lathom Hall Seaforth
<https://www.inyourarea.co.uk/news/restoration-of-seaforth-beatles-landmark-club-a-breakthrough-in-combatting-climate-crisis>

Design Codes, Designated & Non-Designated Heritage Assets, Conservation Areas, Climate Change, Historic Buildings, Traditional Vernacular Architecture:

SECTION 1: Design Codes:-

1. Design Codes based on TVA should be utilised in preference to Design Guides
2. LAs should establish recurring partnerships with key Consultation Bodies, such as Create Streets and The King's Foundation, etc who specialise in getting through to a huge swathe of grassroots members of the public with tried and tested previous experience in Local Plans, such as Lichfield, etc.
3. Non-demolition of historic buildings prior to the 1950s must be made policy or adhered to as part of LCC's commitment to combatting the Climate Crisis through sequestering carbon in its Old Builds.
4. LAs should adopt a Local List of Valued Buildings (Non-designated Heritage Assets), which have been a Government requirement since the policy introduction through the NPPF in 2012. Historic England produced a guide to help Councils in May 2012. Bristol produced an exemplar list in 2015, which is well worth reviewing.
5. Existing Action Plan if present for Designated and Non-designated Heritage Assets needs identifying and/ or establishing (I may support this if invited).
6. Option for people to provide feedback even if out of time for additional documents, such as SPDs or at the discretion of Councils where feedback may be particularly assistive or lead to additional academic and architect guidance. Option for public publishing of feedback should be encouraged with the consultee's consent to encourage wider consultation uptake moving forwards.
7. Era-style Buildings, especially rows of Georgian, Victorian and Edwardian architecture must be faithfully restored, retained and recreated to complement surrounding historic streets that may or may not be classed in official Conservation Areas preventing harsh contrast with newer built housing estates from the 1950s onwards.
8. Where demolition is proposed for 1950s style housing onwards- any new construction must be in the historic building style and local materials to ensure high carbon capacity, quality aesthetic and true blending of the interconnected conurbations of any one area, place or location.
9. Concerted efforts to identify and locate core suppliers for raw materials and specific heritage skills should encourage new uptake of these limited artisan craft skills by new contractors locally based to support the local economy, provide employment, and reduce the cost of product and service in the long-term.
10. Volunteer labouring assemblies should be fully encouraged and supported identifying key individual and group skillsets that can be utilised to protect historic buildings or areas at risk with a view to supporting the construction of new authentic style housing (as and where appropriate) and the reconstruction of demolished

prized old buildings beloved by the community, such as community pubs, libraries and community centres.

11. Simplified streamlined Planning Process for key stakeholders either working to authentically restore buildings and/ or build new ones, such as observed with many civic buildings in Budapest Hungary and the Federal University Buildings in the US.
12. Where there have been evolving building styles over years, eg. Combination of one or more: Georgian, Edwardian and Victorian, the style that best promotes the area, ie. One that has the majority era structures left or capacity size requirements as examples should be utilised by house builders, especially where a streetscape may have been annihilated during the World Wars.

SECTION 2: Designated & Non-Designated Heritage Assets:

1. Enhancement of Historic Areas to remove modern street furniture with the integration of classical style timepieces should be encouraged and pursued wherever possible with clear preferred guides set out for each part of the City.
2. Enhancement of Setting with funding grants and financial incentives from all tiers of Government for Private Investors especially those contributing actively towards achieving Net Zero through Embodied Energy/ Carbon Capacity rich measures, i.e. Retention of Old Builds.
3. Archive Pooling of invaluable source material, such as Historic Photographs, Oil Paintings, such as “Memory Lane” featured on InYourArea Magazine to enrich existing material archives.
4. New officialising of Non-Designated Heritage Assets must be actively supported even if informed by the (wider) community thereby providing some possibility of removing these from risk of demolition.
5. Incentives must be provided to those dependable sincere third party investors that take on, maintain and protect said sites against their annihilation from the streetscape with rescue-packages actively promoted and supported once again with a trusted Directory creating goodwill amongst the local community.
6. Opportunity to meet or correspond on Zoom Conference Call regarding key areas, buildings and places at risk where key stakeholders, such as property owners may be better placed to engage in positive and constructive discussion through third parties, such as myself and a trusted panel of experts in their fields and sectors who could enable these people and organisations to maximise their civic heritage, whilst proactively striving to protect more historic buildings from decline and/ or demolition where a strategy package for raising the revenue to do this could be arranged and facilitated.
7. Defining Character Areas- zoning symmetrical parallel construction recommended where distinctive individualised properties remain as checked against authentic archive blueprints. This will ensure high-quality housing for everyone reducing the

societal divides between misperceived “good areas” where affluent people reside in historical style properties and less advantaged reside in contemporary ones.

8. Industry should be conserved at former industrial complexes, such as Economic Docks with equivalent sites offering modern-day uses, alongside traditional uses such as export and import of raw materials at places such as Docks and Port encompassing: ICT sector, Green Research & Development, etc.
9. Every effort must be made to reach out to Property Owners, especially Housebuilders that are pursuing demolition of long-beloved buildings, especially those with demonstrable evidence of Holy Worship.
10. Every effort must be made to reach out to Property Owners, especially Housebuilders that are pursuing demolition of landmark buildings, especially those with key links to an area’s founding or history locally.
11. All Powers to monitor, collaborate with existing and/ or new property owners to conserve these buildings should become mandatory with appointed Community Champions for Civic Heritage that area direct link between Local Authorities and said wider key stakeholders to prevent demolition of structures that may be at risk of destruction from vandalism, urban exploration and demolition.
12. Reconstruction Programme harnessing existing limited crafts people’s skillsets to be used as a fundraising vehicle to bring back buildings that may have been demolished to dissuade future demolition as a choice by property owners and by means of expanding these otherwise lost skillsets that are at live risk of becoming extinct from the UK.
13. Checklist of buildings at high risk must be expanded beyond the existing groups and organisations that are saturated with high caseloads, such as SAVE Britain’s Heritage, etc so that dialogue channels can be created and fostered between Community Champions for Civic Heritage.
14. Bespoke-tailored funding packages for Properties at Risk of decline or demolition should be integrated with Local, Regional and Central Government-funding as a means of regional economic output through the return on investment that may support other key grant funding capital infrastructure projects, such as transportation and drainage improvements.

SECTION 3: Conservation Areas:-

1. Alterations for Listed Building Consent must be simplified with additional streamlined testing methodologies, such as proof of legitimate third party support, such as correspondence chains between applicant and Groups, such as The Victorian Society that can assist LAs complete workload much sooner allowing more attention for challenging cases, such as Non-Designated Heritage Assets at live or upcoming risk of demolition by Housebuilders, etc.
2. Highways & Street Furniture should be duly supported across the whole of an area to enhance its historic appeal to the commercial community as much to its indigenous community; as this is supported greatly in equivalent Public Realm Strategy SPDs- where any and all guidance and support must and should be provided, with key at risk projects being an exceptional anecdote that may be cited in future documents or versions of this and other consultations to stimulate economic construction and restoration across other designated Conservation Areas, etc or otherwise.
3. Provide incentives for the return of lost adornments and decorative features, such as roof fixtures like Chimney Stacks once again with an approved contractor directory to make Old Builds practical to own, live and work in the 2020s onwards. If a Directory cannot be provided then specific wording and guides on esoteric restoration and new traditional building styles that would see modern-day use of decorative features must be provided by the Local Council.
4. Permissions for authentic replica and more durable materials, such as reproduction sash windows must be supported to prevent exorbitant high costs through procuring these, limited longevity and economic climates being unstable. This must be assessed on a case by case basis.
5. No more deliberate manipulation and selective misinterpretation of using contemporary modern designs using old-style fabric raw materials, such as stone cladding for new housing where the design and shape clearly undermine the concept of blending within or around a Conservation Area.
6. Compendium of approved and recognised TVA Architects based across the UK with a view to supporting the training in time of more Northern counterparts to reduce cost associated with travel expenses, etc. This will actively reduce the level of demolition applications countering the purpose of this SPD and other live Policy. If a Directory cannot be provided then specific wording and guides on esoteric restoration and new traditional building styles that would see modern-day use of decorative features must be provided by the Local Council.
7. New Conservation Areas should be established covering areas of surviving built historic environment to positively reverse fascia changes to more modern ones.
8. Blue Plaques should be fully supported across as many different Conurbations, especially if Applicants reach out for endorsements.

9. Discretionary Rate Relief should be provided to those proactively support LAs with conserving their respective Conservation Areas through their own resources, skillsets and time as an incentive to others to work alongside the Council positively and constructively.
10. Where long-lost prized buildings are reconstructed whether based in a Conservation Area or not this should confer discretionary financial support, e.g. Rate Relief for the length of time taken to produce this outcome acknowledging the embodied carbon now contributing positively towards the LA's Climate Change Action Plan Targets.
11. Retention of historic street furniture, such as Lamp Posts adorning high streets or Promenade style streetscapes with collaborate fundraising models utilised from key stakeholders, such as property owners, undisclosed third party investors, Residents' Groups, etc.
12. Retention of historic street furniture, such as Lamp Posts adorning high streets or Promenade style streetscapes with authentic identical reproductions permitted where all options to secure finance have been fully exhausted and/or the existing streetscape is at imminent risk of receiving contemporary replacement street furniture on health and safety grounds, eg. Lap Posts.

SECTION 4: Climate Change:-

1. Pleased to note that LAs broadly acknowledge and grasp this concept therefore the aim should be to increase the net number of carbon-rich Old Builds long-term through support packages that will combat the Climate Crisis, provide economic benefit and improve Conservation in a pioneering fashion that may draw wider funding opportunities for the area.
2. Retrofit Ventilation is a key point that should warrant future new construction utilising higher ceilings through the reconstruction of Old Builds outfitted for the modern day with retrofitted energy supplies, etc that will also serve to break down societal divides regarding perceived good and bad areas where streetscapes are harmonious yet distinctly unique in beauty like any one Conservation Area.
3. Embodied energy and embodied carbon- must remain a central priority and so influence new construction to readopt TVA principles as this will be pivotal towards the area's future green credentials as outlined in many existing auxiliary planning documents approved presently with Carbon Studies taken of existing architecture, notably buildings saved from demolition.
4. A brick by brick case study of as many buildings as possible may warrant invitation of national and international academic institutions to undertake a regional or national Carbon Study further justifying the retention of prized Old Builds elsewhere across the area, region and the UK.
5. Sustainable Materials- an approved contractor directory that could readily advise and source the necessary raw materials with realistically reduced costs substantially

again deterring potential demolition-driven applicants from consuming workload time of the Planning Department. If a Directory cannot be provided then specific wording and guides on esoteric restoration and new traditional building styles that would see modern-day use of sustainable materials must be provided by the Local Council.

6. Biodiversity- maximise greenery along all arterial roads and commuter routes with dense tree planting and the introduction of hedgerows and wherever possible financial incentives to get more private property owners on side.
7. Flooding Defences- existing and prospective hotspot areas should be clearly identified for emergency grant funding whereby Local Authorities, especially across a region may agree with the respective Government Department to distribute emergency flooding to prevent costly consequential recurrent repairs.
8. Transportation using arterial roads and commuter routes (Motorways and Railways) should prioritise linking each end of a Local Government sphere with the surrounding Local Government spheres, such as Southport at the very northern tip of Merseyside where transportation links are much weaker with Lancashire in the north and east than with the rest of Merseyside to the south.
9. Coastlines should be reclassified as SSSIs, especially where the economic potential is not being fully realised, such as Coastal Towns with underused Beaches, such as Southport in Sefton as one example for other LAs.
10. Financial Incentives for the demolition of Carbon-poor Glass Towers and contemporary construction should be utilised to restore the skylines across any one area whilst providing better mathematical application of the space for residential and commercial use, such as larger tenement buildings or the original streetscape reinstated yet designated specifically for housing where there may be a deficit.

SECTION 5: Historic Buildings:-

1. Create a Designated AND a Non-Designated Heritage Asset List, such as AHV whereby existing buildings and those that may yet return can be logged and recorded to combat the Climate Crisis whilst making heritage work for LAs in modern day with attractive locations timeless for everyone to appreciate enhancing the investor appeal, all-round interest and acknowledging the industrial pioneering legacy of the City.
2. Clearance of vegetation along the Railway Lines alongside other equivalent parts of the Line to eradicate the perceived neglected aesthetic.
3. Exception Areas, such as those at risk or recently restored have the real potential for wider grant funding for ambitious projects out of the realm necessarily of undisclosed third party investors supporting Property Owners, therefore all and any support in reaching these person(s) will greatly contribute to all possible tangible success in the interim period.
4. Providing key guidance, such as agreed in-keeping historic street furniture, such as Cast Iron Lamp Posts, Bins, Planters approved upon inspection of historic photographs, agreed installation and where appropriate maintenance by the LA will ensure the iterative success of this transferring to other Conservation Areas, etc.
5. Scheme to rebuild and reconstruct long-lost buildings, prioritising vacant sites that could adapt some mixed use with residential accommodation and commercial application thereby supporting Climate Action, creating employment and recordable success through placing of necessary economic drivers, such as offices for Technology Sector if original use cannot be sourced in sufficient time simultaneously meeting housing targets.
6. Archive Blueprints for historic conurbations that have suffered architecturally over time through building conversions, demolitions, etc should be provided to key stakeholders, if necessary with a printing charge available for official spiral hard copy version to view detailed historic plans covering layouts, etc.
7. Those people and organisations that have either/ both maintained their properties well over the years or may wish to provide additional support to others, such as restorative support, archive blueprint guidance, etc should be eligible for discretionary reductions by the Council across various property taxes where they may be suffering hardship or through personal circumstances.
8. “Newer” style housing with true authentic rhythm, such as Suburban style faux Tudor fascia frontages with red clay tile pitched roofs and terracotta design windows (tile hung walls) are a good compromise whereupon finance and scheduling may otherwise adversely impact on housing settlements.
9. Fascia Frontage details should be reinstated whether in a Conservation Area or not, especially where approval has been granted to rebuild an entire house using breeze block to produce a stereotypical black, white and grey dwelling out of place.

10. LAs should work closely with Foundries to procure raw materials and building services in the event of harnessing their own Contractor Firm(s) in-house that could work cross-authority to make net savings whilst ensuring particular new housing neighbourhoods conform to an appropriate style.
11. Modern “Carbuncle” extensions should not be permitted at any one area- instead an authentic style addition may be used to retain blending.
12. Discretionary financial support packages to assist House Builders choosing the traditional vernacular route should be considered and utilised where it can be proven that this third party will restore the historic streetscape yet making it applicable or modern day requirements- residential or commercial. This may be especially so where they are able to help others prevent the demolition of a prized Old Build built before the 1950s.

SECTION 6: Traditional Vernacular Architecture:-

1. Provide a directory of approved and trusted Conservation Specialist Contractors- this will be key for repairs and maintenance reducing costs for all parties, expediting the physical process of regeneration and smoothen planning work schedules so that finer detail may be considered on priority cases or those that may be at risk of consequential repair, such as Places of Worship and detached Buildings with flat roofs, etc at higher risk of damage than customary dwellings.
2. These same people should be readily contactable for new construction
3. Encourage smart building methods and use of TVA as meticulously explained in this SPD outlining “Breathing” Solid Wall Construction using older style materials thereby reducing maintenance cost which combined with the approved contractor directory will further drive down costs, time and effort for everyone.
4. Alterations- must introduce a simplified listed building consent form and application process that is streamlined encouraging better maintenance of Old Builds and reducing the rising propensity of builders to allow buildings to deteriorate, such as the Historic Pub that had to be rebuilt in Kilburn, London post 2015.
5. Provide specialist Heritage Arts & Craft Skills Programmes that anyone can learn and use so that these high cost tasks can eventually stabilise in price making them more affordable and available to those that don’t have the time to do this themselves or may be risk averse even.
6. Extensions- there must be a proactive emphasis on in-keeping structural fabric to prevent future errors, such as the Municipal Building depicted in the SPD being replicated again thereby harming the Conservation value.
7. New Housing Estates should adopt historical archival blueprints, ie. A Georgian, Victorian or Edwardian layout with the likeliest period architecture utilised where this area remained greenbelt until the 1950s.

8. Area Expansion of housing must revert to traditional timeless designs that confer many practical advantages over modern styles that are harder to maintain are timeless with regard to dating and ensure a more evenly distributed community atmosphere in the long-term future.
9. Infrastructure should be appropriately considered for existing and new areas so that no one area is at risk of becoming congested through traffic for a particular commodity, such as Schools, Doctor Practice, Dental Practice, etc.
10. Site Layouts should complement the historic layout with a view to Post 1950s contemporary Architecture out of place being one day demolished to reinstate Long-lost beloved buildings from before the World Wars that could blossom economically today.
11. Building Form shouldn't permit for dated modern structures that delineate and essentially divide communities between the old and new parts of any one location.
12. Façade Design mustn't be compromised for contemporary architecture, especially in view of coveted Heritage Status for any one area being at risk of being lost if said contemporary architecture is pursued.

SECTION 7: Making an application:-

1. Identify recurring applicants that are harming civic heritage, be this across Conservation Areas, Non-designated heritage assets or elsewhere with experience of demolition to date- this should be considered before granting permission to apply or acquire planning approval.
2. Enforcement Penalties for key stakeholders that purposely allow their properties to fall into decline and hoped eventual demolition through this tactic, which is more prevalent since 2020.
3. Create an Action Plan to deter persons or organisations from pursuing demolition, such as financial incentives, sincere investor network directory set by Central Government to offload for profit and enforced Design Codes that cannot be manipulated through semantics like Design Guides in isolation as has happened elsewhere. This must be kept for emergency instances where there is an expected threat of decline or demolition.
4. Agreed that temporary alteration of heritage sites, such as stairs or ramps for wheelchairs should be utilised to prevent deleterious loss of historic surroundings and features alike.
5. Full Pre-Consultation publicised and utilised to ensure appropriate Design Codes for new housing alongside positioning and layout in case volunteer assemblies may assist property owners with restoration of historic buildings.
6. Brick by brick Analysis undertaken of projects set for Traditional reconstruction so that these statistics may provide both the Council with evidence for green grant funding support for other key infrastructure projects, such as Transportation and

Drainage Defences and property owners may incur a discretionary reduction in associated reconstruction costs of heritage buildings and vistas.

7. Ability to lock feedback in for Consultation automatically unless the council can alert interested consultees in taking part again whether they are locally, regionally or nationally based.
8. Special partnerships with Property Owners of historic buildings at risk of decline/ demolition to discreetly support them with the option to publicise this accordingly to reach out to others in the same position to secure alternative use for these structures as opposed to demolition.
9. Proactive effort to stop Breaking and Entering style of “Urban Explorers” who are coincidentally apparent whenever demolition is scheduled for buildings especially since 2020.
10. LAs to proactively work closely alongside Community Champions and other leading Heritage Groups, such as English Heritage giving these organisations a voice on the frontlines, especially where so many buildings are presently being overlooked for additional guidance and/ or support due to cost and time restraints facing these same groups and organisations (including the LA).

SECTION 8: MISCELLANEOUS:-

1. Provide all possible support for the reconstruction of Old Builds as is happening elsewhere across Europe, especially Budapest, Hungary, North America, etc to significantly increase Embodied Energy/ Carbon storage.
2. Establish a Plan to adopt Unadopted Roads or supply key services, such as carriageway resurfacing as disabled access and entry/ exit of Emergency Vehicles is presently a cause for concern.
3. Provide Pre-Approval and agreement of specialist Conservation Area style Historic Street Furniture, such as Cast Iron Lamp Posts, Bins and Planters for this prime Conservation Area including installation, maintenance costs (where appropriate).
4. Provide full access to the Archive Resources (at no/minimal cost) as an invaluable incentive for existing and parallel undisclosed third Party Investors. Discretionary waivers may be appropriate for those third parties proactively working to prevent decline and demolition of historic buildings.
5. Car Parking on and off street should be supported to ensure freedom of choice for everyone, accessibility and connectedness.
6. Car Parking abodes should be tastefully designed like modern-day stables for vehicles that are in-keeping with the built historic environment.
7. Provide publicly published names of consultees willing to work alongside the Local authority and other key stakeholders, such as property owners and undisclosed third party investors, etc.

8. Provide select tours for prospective investors and housebuilders of existing traditional architecture where Design Codes of this identical style would complement both old and new architecture bending the area better more cohesively, eg. the form and layout of Oxford City Centre which has changed minimally structurally since the 1800s.
9. Provide a focused effort on utilising people's skillsets on a meritocratic basis, ie. Procure specialists and volunteers that could work together on key emergency projects, such as Historic buildings at risk without layered bureaucracy on achieving positive outcomes, such as Community Assets where deadlines can be thwarted by separate third parties.
10. Create a Top Ten Historic Buildings at Risk Register where appropriate conditions, such as security against Urban Exploration, etc can be utilised safeguarding these structures, providing the respective property owners peace of mind whilst actual scope for revitalising these for solid economic gain.
11. Infrastructure assessments should be fully outlined, such as Air Quality risk from new construction at presently congested areas, hence the case for Traditional Architecture that will confer longevity benefits in the long-term with as much free car parking as possible.
12. Free Car Parking may be monitored through expected proof of purchase when visiting, eg. minimal £1.00 at a shop encouraging partnerships between private businesses and LAs.

Q5. Do you agree with the guidance for Front Extensions/Porches and Canopies?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)
These proposals ensure that only properties with large front gardens will be allowed an extension

Q6. Do you agree with the guidance for Conservatories?

Yes

Q7. Do you agree with the guidance for Two-Storey/First Floor Side Extensions?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)
See previous comments

Q8. Do you agree with the guidance for Two-Storey Rear Extensions?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)
See previous comments

Q9. Do you agree with the guidance for Extensions to Three-Storey Dwellings or Above and Apartments?

No

Q10. Do you support the guidance for Dormer/Roof Extensions?

No

Q11. Do you agree with the guidance for Outbuildings (e.g. summer houses, sheds, green houses and garden rooms)?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Big brother legislation

Q12. Do you agree with the guidance for Ancillary Family Annexes?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)
See previous comments

Q13. Do you agree with the guidance for Garages/Car ports/Parking Spaces and Garage Conversions?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)

Where the front garden is large enough and the garage is built of similar materials as the main property it should be allowed particularly if it matches the original designs of houses where the original garage was in the front garden

Q14. Do you agree with the guidance for Garden Space and Forecourts?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)

More people will require forecourt parking with the increased number of electric cars. The focus here should be on appropriate drainage.

Q15. Do you agree with the guidance for Balconies?

No

Please provide any comments below (e.g. do you think the criteria should be modified?)

The council is overstepping their duties

Q16. Do you agree with the guidance for Storage of Refuse Bins and Recycling Containers?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)

Impractical

Q17. Do you agree with the guidance for Renewable Energy Technologies?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)

These technologies are essential to build future energy security

Q18. Do you have any other comments on the proposed Supplementary Planning Document?

These plans are too restrictive and favour the wealthy over ordinary residents

Q6. Do you agree with the guidance for Conservatories?

Yes

Q7. Do you agree with the guidance for Two-Storey/First Floor Side Extensions?

Yes

Q8. Do you agree with the guidance for Two-Storey Rear Extensions?

Yes

Q9. Do you agree with the guidance for Extensions to Three-Storey Dwellings or Above and Apartments?

Yes

Q10. Do you support the guidance for Dormer/Roof Extensions?

Yes

Q11. Do you agree with the guidance for Outbuildings (e.g. summer houses, sheds, green houses and garden rooms)?

Yes

Q12. Do you agree with the guidance for Ancillary Family Annexes?

Unsure

Please provide any further comments below (e.g. do you think the criteria should be modified?)
The annexe might have to accommodate a carer so two bedrooms would be needed.

Q13. Do you agree with the guidance for Garages/Car ports/Parking Spaces and Garage Conversions?

Unsure

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Point F. The lack of off street parking would be inevitable.

Q14. Do you agree with the guidance for Garden Space and Forecourts?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
There is an issue with trees on corner plots obscuring view.

Q15. Do you agree with the guidance for Balconies?

Yes

Q16. Do you agree with the guidance for Storage of Refuse Bins and Recycling Containers?

Unsure

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Point C is often impossible in terraced housing due to lack of access to the rear of the properties.

Q17. Do you agree with the guidance for Renewable Energy Technologies?

Yes

Response 4

Please provide your contact information:

Firstname and Surname Regina Arkwright

Address or Postcode ██████████

Email address ██████████

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

General Guidance

Q1. Do you agree with the General Guidance for All Domestic Extensions?

Yes

Q2. Do you agree with the guidance for Separation Distances?

Yes

Detailed Guidance

Q3. Do you agree with the guidance for Single-Storey Side Extensions?

Yes

Q4. Do you agree with the guidance for Single-Storey Rear Extensions?

Yes

Q5. Do you agree with the guidance for Front Extensions/Porches and Canopies?

Yes

Q6. Do you agree with the guidance for Conservatories?

Yes

Q7. Do you agree with the guidance for Two-Storey/First Floor Side Extensions?

Yes

Q8. Do you agree with the guidance for Two-Storey Rear Extensions?

Yes

Q9. Do you agree with the guidance for Extensions to Three-Storey Dwellings or Above and Apartments?

Yes

Q10. Do you support the guidance for Dormer/Roof Extensions?

Yes

Q11. Do you agree with the guidance for Outbuildings (e.g. summer houses, sheds, green houses and garden rooms)?

Yes

Q12. Do you agree with the guidance for Ancillary Family Annexes?

Yes

Q13. Do you agree with the guidance for Garages/Car ports/Parking Spaces and Garage Conversions?

Yes

Q14. Do you agree with the guidance for Garden Space and Forecourts?

Yes

Q15. Do you agree with the guidance for Balconies?

No

Q16. Do you agree with the guidance for Storage of Refuse Bins and Recycling Containers?

Yes

Q17. Do you agree with the guidance for Renewable Energy Technologies?

Unsure

Q4. Do you agree with the guidance for Single-Storey Rear Extensions?

Yes

Q5. Do you agree with the guidance for Front Extensions/Porches and Canopies?

Unsure

Q6. Do you agree with the guidance for Conservatories?

Yes

Q7. Do you agree with the guidance for Two-Storey/First Floor Side Extensions?

Yes

Q8. Do you agree with the guidance for Two-Storey Rear Extensions?

Yes

Q9. Do you agree with the guidance for Extensions to Three-Storey Dwellings or Above and Apartments?

Yes

Q10. Do you support the guidance for Dormer/Roof Extensions?

No

Q11. Do you agree with the guidance for Outbuildings (e.g. summer houses, sheds, green houses and garden rooms)?

No

Please provide any further comments below (e.g. do you think the criteria should be modified?)

My garden at [REDACTED], is to the front elevation of my property - and it does not face onto a street or road. I see no reason why I should not be able to have a shed or greenhouse - why shouldn't I be able to make full use of my garden just because it happens to be at the front of my house.

Perhaps modify the wording around 'front of the house' so it is more explicit that this should be in instances where such additions would impact the street scene etc.

Q12. Do you agree with the guidance for Ancillary Family Annexes?

Unsure

Q13. Do you agree with the guidance for Garages/Car ports/Parking Spaces and Garage Conversions?

Yes

Q14. Do you agree with the guidance for Garden Space and Forecourts?

Yes

Q15. Do you agree with the guidance for Balconies?

Yes

Q16. Do you agree with the guidance for Storage of Refuse Bins and Recycling Containers?

Yes

Q17. Do you agree with the guidance for Renewable Energy Technologies?

Yes

Response 6

Please provide your contact information:

Firstname and Surname Rosalyn Lord

Address or Postcode ██████████

Email address ████████████████████

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

General Guidance

Q1. Do you agree with the General Guidance for All Domestic Extensions?

Yes

Q2. Do you agree with the guidance for Separation Distances?

Yes

Detailed Guidance

Q3. Do you agree with the guidance for Single-Storey Side Extensions?

Yes

Q4. Do you agree with the guidance for Single-Storey Rear Extensions?

Yes

Q5. Do you agree with the guidance for Front Extensions/Porches and Canopies?

Yes

Q6. Do you agree with the guidance for Conservatories?

Yes

Q7. Do you agree with the guidance for Two-Storey/First Floor Side Extensions?

Unsure

Q8. Do you agree with the guidance for Two-Storey Rear Extensions?

Yes

Q9. Do you agree with the guidance for Extensions to Three-Storey Dwellings or Above and Apartments?

Yes

Q10. Do you support the guidance for Dormer/Roof Extensions?

Unsure

Q11. Do you agree with the guidance for Outbuildings (e.g. summer houses, sheds, green houses and garden rooms)?

Yes

Q12. Do you agree with the guidance for Ancillary Family Annexes?

Unsure

Please provide any further comments below (e.g. do you think the criteria should be modified?)

The one bedroom restriction would not support a vulnerable family member from having staff support who may need a bedroom. Consideration of need should be allowed if this is a requirement in order for the annexe to help the person remain with the wider family

Q13. Do you agree with the guidance for Garages/Car ports/Parking Spaces and Garage Conversions?

Yes

Q14. Do you agree with the guidance for Garden Space and Forecourts?

Yes

Q15. Do you agree with the guidance for Balconies?

Yes

Q16. Do you agree with the guidance for Storage of Refuse Bins and Recycling Containers?

Yes

Q17. Do you agree with the guidance for Renewable Energy Technologies?

Unsure

Response 7

Please provide your contact information:

Firstname and Surname June Bowker

Address or Postcode ██████████

Email address ████████████████████

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

General Guidance

Q1. Do you agree with the General Guidance for All Domestic Extensions?

Yes

Q2. Do you agree with the guidance for Separation Distances?

Yes

Detailed Guidance

Q3. Do you agree with the guidance for Single-Storey Side Extensions?

Yes

Q4. Do you agree with the guidance for Single-Storey Rear Extensions?

Yes

Q5. Do you agree with the guidance for Front Extensions/Porches and Canopies?

Yes

Q6. Do you agree with the guidance for Conservatories?

Yes

Q7. Do you agree with the guidance for Two-Storey/First Floor Side Extensions?

Yes

Q8. Do you agree with the guidance for Two-Storey Rear Extensions?

Yes

Q9. Do you agree with the guidance for Extensions to Three-Storey Dwellings or Above and Apartments?

Yes

Q10. Do you support the guidance for Dormer/Roof Extensions?

Yes

Q11. Do you agree with the guidance for Outbuildings (e.g. summer houses, sheds, green houses and garden rooms)?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)

Would like also to add the following:

A very large outbuilding to the rear of a property, in spite of a large garden to the rear of the said property, should also consider effects on neighboring properties, when there is a consequent loss of trees and other vegetation not only effecting the property in question but also the bordering properties.

Q12. Do you agree with the guidance for Ancillary Family Annexes?

Yes

Q13. Do you agree with the guidance for Garages/Car ports/Parking Spaces and Garage Conversions?

Yes

Q14. Do you agree with the guidance for Garden Space and Forecourts?

Yes

Q15. Do you agree with the guidance for Balconies?

Yes

Q16. Do you agree with the guidance for Storage of Refuse Bins and Recycling Containers?

Yes

Q17. Do you agree with the guidance for Renewable Energy Technologies?

Yes

Response 8

Please provide your contact information:

Firstname and Surname Margaret Priestley

Address or Postcode ██████████

Email address ████████████████████

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Resident

General Guidance

Q1. Do you agree with the General Guidance for All Domestic Extensions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Any trees/ hedges planted or existing ones to be maintained to the legal height limit and not encroach on neighbouring properties denying them of light and the inconvenience of falling leaves/debris especially in footpaths which can cause them to become unsafe and slippery especially during wet weather.

Q2. Do you agree with the guidance for Separation Distances?

Yes

Detailed Guidance

Q3. Do you agree with the guidance for Single-Storey Side Extensions?

Yes

Q4. Do you agree with the guidance for Single-Storey Rear Extensions?

Yes

Q5. Do you agree with the guidance for Front Extensions/Porches and Canopies?

Yes

Q6. Do you agree with the guidance for Conservatories?

Yes

Q7. Do you agree with the guidance for Two-Storey/First Floor Side Extensions?

Yes

Q8. Do you agree with the guidance for Two-Storey Rear Extensions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
If a side window is in place prior to an extension they should be permitted on new extension if so desired

Q9. Do you agree with the guidance for Extensions to Three-Storey Dwellings or Above and Apartments?

Unsure

Q10. Do you support the guidance for Dormer/Roof Extensions?

Yes

Q11. Do you agree with the guidance for Outbuildings (e.g. summer houses, sheds, green houses and garden rooms)?

Yes

Q12. Do you agree with the guidance for Ancillary Family Annexes?

Yes

Q13. Do you agree with the guidance for Garages/Car ports/Parking Spaces and Garage Conversions?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
Minimum size of garage could be reviewed as lots of cars are larger these days

Q14. Do you agree with the guidance for Garden Space and Forecourts?

Yes

Q15. Do you agree with the guidance for Balconies?

Yes

Q16. Do you agree with the guidance for Storage of Refuse Bins and Recycling Containers?

Yes

Q17. Do you agree with the guidance for Renewable Energy Technologies?

Yes

Response 9

Please provide your contact information:

Firstname and Surname Whitworth Town Council

Address or Postcode ██████████

Email address ████████████████████

Please confirm you have read the privacy notice:

I confirm that I have read and understood the privacy notice

Please select the statement that best applies to you:

Statutory Consultee

General Guidance

Q1. Do you agree with the General Guidance for All Domestic Extensions?

Yes

Q2. Do you agree with the guidance for Separation Distances?

Yes

Detailed Guidance

Q3. Do you agree with the guidance for Single-Storey Side Extensions?

Yes

Q4. Do you agree with the guidance for Single-Storey Rear Extensions?

Yes

Q5. Do you agree with the guidance for Front Extensions/Porches and Canopies?

Yes

Please provide any further comments below (e.g. do you think the criteria should be modified?)
need to clarify "excessively" as is an ambiguous term

Q6. Do you agree with the guidance for Conservatories?

Yes

Q7. Do you agree with the guidance for Two-Storey/First Floor Side Extensions?

Yes

Q8. Do you agree with the guidance for Two-Storey Rear Extensions?

Yes

Q9. Do you agree with the guidance for Extensions to Three-Storey Dwellings or Above and Apartments?

Yes

Q10. Do you support the guidance for Dormer/Roof Extensions?

Yes

Q11. Do you agree with the guidance for Outbuildings (e.g. summer houses, sheds, green houses and garden rooms)?

Yes

Q12. Do you agree with the guidance for Ancillary Family Annexes?

Yes

Q13. Do you agree with the guidance for Garages/Car ports/Parking Spaces and Garage Conversions?

Yes

Q14. Do you agree with the guidance for Garden Space and Forecourts?

Yes

Q15. Do you agree with the guidance for Balconies?

Yes

Q16. Do you agree with the guidance for Storage of Refuse Bins and Recycling Containers?

Yes

Q17. Do you agree with the guidance for Renewable Energy Technologies?

Yes

Q18. Do you have any other comments on the proposed Supplementary Planning Document?

We would politely request that when applications are referred to Development Control Committee, that responses from statutory consultees are included in the officers report to committee.

Date: 17th February 2026
Our ref: 541206
Your ref: Alterations & Extensions to Residential Properties SPD



Forward Planning
Rossendale Borough Council
The Business Centre
Futures Park
Bacup
OL13 0BB

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY - forwardplanning@rossendalebc.gov.uk

Dear Sir or Madam

Alterations & Extensions to Residential Properties Supplementary Planning Document (SPD)

Thank you for your consultation on the above dated and received by Natural England on 12th February 2026.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.

Whilst we welcome this opportunity to give our views, the topic of the Supplementary Planning Document does not appear to relate to our interests to any significant extent. We therefore do not wish to comment.

Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.

Strategic Environmental Assessment/Habitats Regulations Assessment

A SPD requires a Strategic Environmental Assessment only in exceptional circumstances as set out in the Planning Practice Guidance [here](#). While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.

Please send all planning consultations electronically to the consultation hub at consultations@naturalengland.org.uk.

Yours faithfully
Sharon Jenkins
Consultations Team
Natural England

[Redacted]

From: Planning-Advice [Redacted]
Sent: 19 February 2026 14:56
To: Forward Planning
Subject: RE: Consultation on Alterations & Extensions to Residential Properties Supplementary Planning Document

OFFICIAL

Good afternoon,

Since 1st June 2023 ATE has been a statutory consultee on all planning applications for new developments that meet or exceed one or more of its application thresholds. This statutory consultee role does not extend to plan-making consultations, therefore ATE does not respond to any consultations that it does receive.

However, ATE has commissioned an independent review of its planning service and undertook a Local Plan Discovery Project to scope out opportunities for ATE's involvement in local plans in the future. ATE is currently considering the recommendations from this work. Should there be any changes to ATE's role in plan-making then Local Planning Authorities will be advised in writing.

Should you have any queries on the above then please get in touch with the team at: [Redacted].

Many thanks,

Development Management Team, Active Travel England,
2nd Floor, West Offices, Station Rise, York, YO1 6GA
Email: [Redacted]
Consultation Email: [Redacted]

Follow us on X @activetraveleng, Instagram @activetravelengland and on LinkedIn

OFFICIAL

From: Forward Planning - Rossendale Borough Council
<[Redacted]>
Sent: 12 February 2026 15:27
To: Planning-Advice [Redacted]
Subject: Consultation on Alterations & Extensions to Residential Properties Supplementary Planning Document

You don't often get email from [Redacted]. [Learn why this is important](#)

From: [REDACTED]
Sent: 23 February 2026 10:43
To: Forward Planning
Subject: RE: [External] Consultation on Alterations & Extensions to Residential Properties Supplementary Planning Document

OFFICIAL - Public. This email and any files transmitted with it have been cleared for unrestricted distribution.

CONSULTATION ON PLANNING MATTERS

While the CAA has a duty to provide aviation safety advice when requested, it is not a statutory consultee for planning applications (unless its own property is affected). In order to reduce the time devoted to unnecessary consultations, the following guidance aims to clarify requirements.

Other than the consultation required by Section 110 of the Localism Act 2011, it is **not** necessary to consult the CAA about:

- Strategic Planning Documents (e.g., Local Development Framework and Core Strategy documents) other than those with direct aviation involvement (e.g. Regional Renewable Energy Plans);
- Waste Plans
- Screening Options
- Low-rise structures, including telecommunication masts. With the exception of wind turbine developments, the CAA is unlikely to have any meaningful input related to applications associated with structures of a height of 100 feet or less that are situated away from aerodromes or other landing sites
- Orders affecting Rights of Way or Footpaths
- Sub-surface developments
- General planning applications not affecting CAA property
- Solar Photovoltaic Panels (SPV)

In all cases where the above might affect an airport, the **airport operator** is the appropriate consultee.

Where the above might affect a NATS installation the consultee is:

NATS
Mailbox 27
NATS Corporate and Technical Centre
4000 Parkway
Whitely, Fareham
Hants PO15 7FL

Please be advised that we will no longer respond to future correspondence received regarding the above subjects. Where consultation is required under Section 110 of the Localism Act 2011 the CAA will only respond to specific questions (but will nevertheless record the receipt of all consultations).

It is necessary to consult the CAA in the following situations:

- When a Local Planning Authority is minded to grant permission for a development to which a statutorily safeguarded airport or NATS Plc has objected, Email (preferred option) [REDACTED] or write to:

Airspace, Aerodromes and ATM
Civil Aviation Authority
Aviation House
Gatwick Airport

West Sussex RH6 0YR

- When a Local Planning Authority is considering a proposed development involving wind turbines, email [REDACTED] (preferred option) or write to:

Airspace Regulation
Airspace, Aerodromes and ATM
Civil Aviation Authority
Aviation House
West Sussex RH6 0YR

- When a development involves structures of a height of 90 metres or more, lasers or floodlights, email [REDACTED] (preferred option) or write to:

Airspace Regulation
Airspace, Aerodromes and ATM
Civil Aviation Authority
Aviation House
Crawley
West Sussex RH6 0YR

Further information on consultation requirements can be found on the CAA website, including document entitled [Guidance on CAA Planning Consultation Requirements](#).

Please could you ensure that your Planning Officers are aware of these principles and the revised policy and that **any associated procedures are amended with immediate effect**.

Yours faithfully

Shared Services Centre
UK Civil Aviation Authority
www.CAA.co.uk
Follow us on [X](#) (formerly Twitter)

Please consider the environment. Think before printing this email.



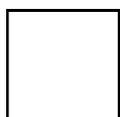
OFFICIAL - Public

From: Forward Planning - Rossendale Borough Council
[REDACTED]

Sent: 12 February 2026 15:27

To: [REDACTED]

Subject: [External] Consultation on Alterations & Extensions to Residential Properties Supplementary Planning Document





200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: [REDACTED] (Planning Enquiries)

E: [REDACTED]

W: www.gov.uk/coalauthority

For the attention of: Forward Planning Team

Rossendale Borough Council

[By email: forwardplanning@rossendalebc.gov.uk]

25th February 2026

Dear Forward Planning team

Re: Rossendale - Alterations & Extensions to Residential Properties Supplementary Planning Document

Thank you for your notification of the 12th February 2026 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the Rossendale area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

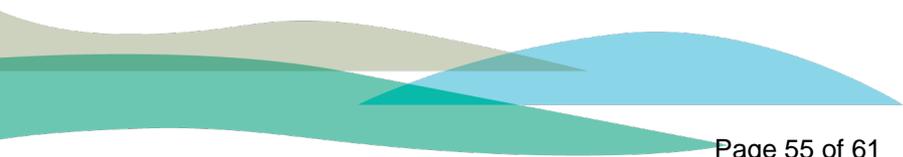
It is noted however that this current consultation relates to an SPD on Alterations & Extensions to Residential Properties and I can confirm that the Planning team at the Coal Authority have no specific comments to make on this document.

Yours faithfully

[REDACTED]

Melanie Lindsley BA (Hons), DipEH, DipURP, MA, PGCertUD, PGCertSP, MRTPI
Principal Planning & Development Manager







Historic England

Email: forwardplanning@rossendalebc.gov.uk

Our ref: PL00801222

Your ref:

Date: 25 February
2026

Dear Local Plan Team

Consultation on Alterations & Extensions to Residential Properties SPD

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Thank you for consulting Historic England about the above.

Historic England welcomes reference to exclusions of the document content for heritage assets.

Yours sincerely

Emily Hrycan

Emily Hrycan

Historic Environment Planning Adviser (North)

Email: [REDACTED]

Historic England, Suite 3.3, Canada House, 3 Chepstow Street, Manchester M1 5FW

Telephone [REDACTED] HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.

[Redacted]

From: Lindsay Alder [Redacted]
Sent: 19 February 2026 09:52
To: Forward Planning
Subject: FW: NH/26/15070 - Consultation on Alterations & Extensions to Residential Properties Supplementary Planning Document - Reply by 15/03/2026

Att of Forward Planning Team

Thank you for the opportunity to comment on the above Consultation.

National Highways has no comments to make at this time as it is felt this SPD would have no detrimental effect to the Strategic Road Network.

Kind Regards

Lindsay

**Lindsay Alder, PGCE,
Pronounced: Lind-say Al-der
Pronouns :She/Her/Hers
Spatial Planner
Network Development & Planning Team
OD DI Lead**

Please note new email address. Please update your address book to include this;

[Redacted]

National Highways | Piccadilly Gate | Store Street | Manchester | M1 2WD
Tel: [Redacted] | **Mobile:** + [Redacted]
Web: <https://nationalhighways.co.uk/>

GTN: [Redacted]



For information and guidance on on planning and the Strategic Road Network in England please visit:

Web: <https://nationalhighways.co.uk/our-roads/planning-and-the-strategic-road-network-in-england/>

Work Hours 8-4pm

From: Leysens, Andrew [REDACTED]
Sent: 13 March 2026 16:43
To: Forward Planning
Subject: Consultation on the updated Supplementary Planning Document (SPD) for Alterations and Extensions to Residential Properties

Dear Sir / Madam

Consultation on the updated Supplementary Planning Document (SPD) for Alterations and Extensions to Residential Properties

We request that the updated supplementary planning document includes the following points regarding extensions:

- 1) it is important that designs ensure no adverse impact on the ability to access and maintain existing underground utility services; and
- 2) incorporate sustainable drainage principles by storing and re-using water and directing water to permeable surfaces wherever possible.

The first bullet point is recommended as the curtilages of residential properties can include water and wastewater assets. Building over water assets is not acceptable and building over sewers may not be acceptable without prior agreement. We request that the SPD advises householders to check the services maps for water and wastewater assets to confirm whether there are assets within the curtilage of their property. If there are assets, they should engage with the relevant utility provider before commencing any design works as their proposals may not be deliverable.

The second bullet point is recommended as the connection of surface water to the public sewer from residential extensions and paving over front gardens do, overtime, have material impacts on flood risk from the public sewer and increase the likelihood of storm overflow activations. Simple design approaches which catch water in rainwater butts, rain gardens and direct water to permeable surfaces are therefore a key requirement to consider in the design process for residential extensions. In this context, we also request that if applicants choose to exercise their permitted development right to pave over a front garden, this will only be permitted if either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Please do contact me if you wish to discuss this submission in any detail.

Yours faithfully

Andrew Leysens



Andrew Leysens MRTPI
Planning Manager
Asset Management
M: [REDACTED]
unitedutilities.com

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Rossendale Borough Council
Alterations & Extensions to Residential Properties Supplementary Planning Document

Growth Lancashire Comments

4.6 Conservation Areas / Listed Buildings

[Existing text]

Rossendale's Conservation Areas are characterized by strong townscape structures, including their distinctive Pennine valley setting, tight urban grain, prominent rooflines, stone-built elevations, and the historic industrial and commercial buildings that define settlement patterns. Proposals should therefore respect these locally distinctive features, particularly the relationship between buildings and the valley topography, the prominence of gables and chimneys in long-distance views, and the continuity of traditional materials such as natural stone. Alterations that erode these characteristics, disrupt important roof silhouettes, or weaken the established urban form identified in the relevant Conservation Area Appraisal will not normally be supported.

Proposals affecting properties within Conservation Areas or Listed Buildings should be based on a clear understanding of the building's heritage significance, including its plan form, architectural character, historic fabric and wider setting. Applications must demonstrate how this significance is preserved or enhanced and how incremental harm has been avoided.

Extensions in Conservation Areas should be modest, sensitively sited, and designed so that the established street character, roofscape and building line remain visually dominant. Subservience is normally achieved through reduced height, set-backs and careful massing. Extensions that disrupt a coherent frontage, alter important spatial relationships or intrude on significant views will not usually be supported.

Roofscape can contribute strongly to the character of Conservation Areas and Listed Buildings. Dormers, where acceptable, should be discreet, positioned within the roof slope and kept below the ridge to remain recessive. Oversized or box-type dormers, flat-roofed forms or other additions that break an intact historic roofline or introduce intrusive massing will not normally be supported.

Extensions to Listed Buildings must remain clearly secondary in scale and form, be located away from principal elevations, and use materials and detailing appropriate to the host building. Proposals must avoid harm to the building's setting, including curtilage structures and landscape features that contribute to its significance. Where a building or area has experienced several earlier alterations, proposals will also be assessed for their cumulative impact. Even small changes may be unacceptable where, taken together, they would erode the special character of a Listed Building.

Note that listing status applies to the whole building, internally and externally, and may include structures within its grounds. In addition to any planning permission required,

Listed Building Consent is necessary for all works that affect a listed building, and carrying out such works without consent is a criminal offence.

4.7 Non Designated Heritage Assets

[Existing text]

Where proposals affect a Non-Designated Heritage Asset (NDHA), applicants should provide a proportionate explanation of the asset's local significance, such as its architectural qualities, historic associations, townscape contribution or community value. In line with the National Planning Policy Framework, any decision will be guided by a balanced judgement, taking account of both the scale of any harm and the importance of the asset. Although NDHAs are not statutorily protected, their role in shaping local character means they will be a material consideration.

Alterations and extensions should respond positively to the features that contribute most to the asset's value. This may include the overall form, massing, roof profile, detailing, or the way the building relates to its surroundings. Proposals should aim to retain these features where possible, while allowing for modern additions that are respectful and clearly secondary to the original.

Extensions should remain subordinate and avoid diminishing the NDHA's contribution to the street scene. Where a building forms part of a historic group, proposals should respect that shared character. If past incremental changes have already weakened the reasons for its local listing, further alterations may be resisted because of their cumulative impact.

Roof changes require care where the roofscape is an important part of the asset's identity or contributes to a wider group. Dormers or roof additions should be modest, sit within the roof slope, and avoid dominating the original roof form. Additions that interrupt a coherent group roofline or introduce visually intrusive massing will not normally be supported.