

ECONOMIC DEVELOPMENT & CULTURE COMMITTEE

Agenda Item 75

Brighton & Hove City Council

Subject:	Draft Supplementary Planning Document 12: Design Guide for Extensions and Alterations		
Date of Meeting:	7 March 2013		
Report of:	Strategic Director- Place		
Contact Officer:	Name:	Adrian Smith	Tel: 290478
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Ward(s) affected:	All		

FOR GENERAL RELEASE

1. SUMMARY AND POLICY CONTEXT:

- 1.1 This report seeks endorsement to commence formal public consultation on the second draft of the Supplementary Planning Document (SPD) 12 'Design Guide for Extensions and Alterations'. The SPD will form part of the 'development plan' for the City and will provide detailed design guidance for extensions and alterations to buildings throughout the City.

2. RECOMMENDATIONS:

- 2.1 That the Economic Development and Culture Committee approves the second draft 'Design Guide for Extensions and Alterations' as a Supplementary Planning Document for the purposes of formal public consultation.

3. RELEVANT BACKGROUND INFORMATION/CHRONOLOGY OF KEY EVENTS:

- 3.1 The purpose of the SPD is to support current and emerging development plan policies by providing detailed design guidance on extensions and alterations to buildings across the City. The guidance is intended to promote good design practice, assist in the protection and enhancement of the City's Heritage assets, and protect the amenities of local residents from inappropriate development. Once adopted, the SPD will constitute a material consideration that can be taken into account when determining planning applications.
- 3.2 The SPD will assist applicants, agents, members of the public and Members of the Council by providing a clear set of criteria against which development proposals will be assessed. This will assist applicants in the formation of their proposals, reduce unnecessary expense for applicants in pursuing developments clearly contrary to the development plan, and improve the clarity, transparency and consistency of decision making.
- 3.3 The SPD complements the key design policies that have been 'saved' within the current Brighton & Hove Local Plan (2005), and has been built having regard to the

policies emerging within the City Plan Part 1. The current design policies within the Brighton & Hove Local Plan (2005) that the SPD supports are as follows:

- QD14 Extensions and alterations
- QD1 Design – quality of development and design statements
- QD2 Design – key principles for neighbourhoods
- QD3 Design – efficient and effective use of sites
- QD27 Protection of amenity
- HE1 Listed buildings
- HE3 Development affecting the setting of a listed building
- HE6 Development within or affecting the setting of conservation areas
- HE10 Building of local interest

3.4 Within Part 1 of the City Plan, the SPD will support the overarching strategy of the Plan in promoting sustainable development, in particular supporting the emerging strategic objectives SO12, SO13, SO16, SO17 & SO18, and policy CP15 Heritage. The SPD will undergo a process of review at a later stage once the more detailed policies within Part 2 of the City Plan emerge. This is to ensure the SPD reflects the thrust of the emerging policy framework.

4. COMMUNITY ENGAGEMENT AND CONSULTATION

4.1 As background, the SPD underwent an initial 'issues and options' consultation in 2009, after which an initial draft was approved for public consultation by the Planning, Employment, Economy & Regeneration Cabinet Member Meeting on 03 November 2011. The public consultation ran from the 05 December 2011 to the 13 January 2012 and included a workshop with the local planning agents forum. Feedback was received from a wide spectrum including local amenity societies, members of the public, architects and planning agents.

4.2 The feedback informed us that, amongst other matters, stakeholders wished to see less prescriptive guidance that better promotes modern and sustainable design solutions. The current draft has sought to respond positively to the feedback whilst retaining a clear, concise design framework. In particular the guidance now provides for greater clarity as to the Council's position on modern and sustainable design approaches, provides clearer overall guidance, and secures improved protections for the City's Heritage assets. The Council's Sustainability and Heritage officers have provided further input into the revised document, whilst a series of internal workshops have been held with planning officers to improve the scope and clarity of the guidance.

4.3 Authorisation is sought for a second six week period of public consultation with members of the public and other key stakeholders, including Council Members, planning agents, and local heritage and amenity societies. A second period of consultation is sought in this instance to ensure that the various stakeholders have suitable opportunity to shape a key planning guidance document for the City. Once the consultation period has ended the responses will be collated, reviewed and the SPD amended where appropriate. A final version will then be forwarded for formal adoption by the Economic Development and Culture Committee at a future date.

5. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 5.1 The draft SPD will be available to view on the Council's web-site and will be largely conducted electronically. Hard copies will be available at City Direct offices and at Jubilee Library and Hove Library. There will therefore be minimal costs in terms of printing. A public notice will be placed in the Leader newspaper, the cost of which will be met from within existing revenue budgets.

Finance Officer Consulted: Jeff Coates Date: 05/02/2013

Legal Implications:

- 5.2 Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, prior to adoption, supplementary planning documents must be subject to formal public consultation for a period of not less than four weeks. Regulations 12 and 35 set out detailed publicity requirements which will need to be followed including the need for the document to be available for inspection at the authority's principal office and published on its website.
- 5.3 As noted in this report, once adopted the supplementary planning document will be a material planning consideration which the local planning authority will be required to take into account in determining relevant planning applications.
- 5.4 It is not considered that any adverse human rights implications arise from this report.

Lawyer Consulted: Name Hilary Woodward Date: 05/02/2013

Equalities Implications:

- 5.5 None have been identified. An Equalities Impact Assessment has not been carried out because the report does not concern matters of new primary policy.

Sustainability Implications:

- 5.6 A Sustainability Appraisal has informed the content of the SPD and will be made publicly available alongside the draft SPD.

Crime & Disorder Implications:

- 5.7 None have been identified.

Risk and Opportunity Management Implications:

- 5.8 Whilst a Risk Management Plan has not been undertaken, the risks with this draft SPD are not considered to be significant. In the long-term, the adopted SPD offers the opportunity for Brighton & Hove to provide more detailed design guidance in this area, strengthening its reputation for a consistent approach to achieving quality design.

- 5.9 In the long-term, it is envisaged that the resources which have been involved in producing the draft SPD, leading to an adopted SPD, will reduce the demands on the Development Control Team, who regularly provide detailed advice to applicants on typical design issues for extensions and alterations.

Public Health Implications:

- 5.10 The SPD will assist in the expansion of the existing housing stock, thereby improving quality of life. The SPD will also assist in protecting the health, quality of life and amenity of surrounding residents from inappropriate development.

Corporate / Citywide Implications:

- 5.11 The proposals accord with the corporate priority to enhancing the environment and improving housing, safety, health and well-being, whilst promoting enterprise and providing quality advice and information services.

6. EVALUATION OF ANY ALTERNATIVE OPTION(S):

- 6.1 Alternative options were evaluated as part of the Sustainability Appraisal, including an option would have relied on primary policy and Government guidance only. The option of producing an SPD was considered to be the most effective and sustainable option. This approach was also supported by the initial consultation.

7. REASONS FOR REPORT RECOMMENDATIONS

- 7.1 The next stage of producing an SPD requires formal public consultation on draft proposals and it is considered that such a draft should be subject to Committee approval.

SUPPORTING DOCUMENTATION

Appendices:

1. None

Documents in Members' Rooms

1. None

Background Documents

1. Brighton & Hove Local Plan (2005)
<http://www.brighton-hove.gov.uk/index.cfm?request=b1000164>
2. Submission City Plan Part One
<http://www.brighton-hove.gov.uk/index.cfm?request=b1163744>
3. Brighton & Hove Statement of Community Involvement
http://www.brighton-hove.gov.uk/downloads/bhcc/local_plan_2005/BHCC_adopted_SCI_280906.pdf