



Planning Committee
26th January 2016

Report from Head of Planning

For Action

Wards affected:
ALL

Review of SPG5 Altering and Extending Your Home

1 Summary

- 1.1 The current SPG5 'Altering and Extending Your Home' was adopted in 2002. The document has served its purpose well but due to its age requires updating. The update will reflect practical experience of its use, including what works well or not; take into account changes in permitted development rights/prior approvals; and increases in development activity not formerly prevalent e.g. basements.

2 Recommendations

- 2.1 That Planning Committee agree the need to review SPG 5 Altering and Extending Your Home.
- 2.2 That subject to incorporation of feedback from Planning Committee that a Altering and Extending Your Home Supplementary Planning Document is issued for public consultation.

3 Detail

- 3.1 The current SPG5 'Altering and Extending Your Home' was adopted in 2002. The document has served its purpose well but due to its age requires updating. In particular there have been far reaching changes to permitted development rights for residential extensions and ancillary buildings/structures and more recently the introduction of Prior Approvals. These potentially allow development to occur which is inconsistent with some aspects of the SPG particularly distances anticipated between buildings and/or up to the boundaries of properties. In some cases in determining applications following these changes, greater emphasis is now placed on the quality of amenity to

existing and future occupants and what is reasonable given these changes, rather than for example specific adherence to a distance set out in the SPG.

3.2 In addition, particularly in the southern part of the Borough where property prices are higher, there has also been an increased demand for basement extensions. Some guidance exists already in conservation area design guides and a Council position statement re: considerations/information to be supplied in association with basement planning applications. However, a review of SPG 5 would also allow opportunity to provide more up to date advice and the incorporation of a collective Council response to this issue, e.g. non-planning issues such skip permits, parking bay suspensions, etc.

3.3 Main changes proposed or needing to be considered in the document:

- a) Wherever possible shorter/greater clarity on the main messages, use appropriate images
- b) Adding a section on basement development
- c) The scope to alter the current thresholds for extensions

3.4 The issue of a need to review SPG 5 is being brought to Committee for discussion and an opportunity to input prior to it being issued for consultation as a Supplementary Planning Document.

4 Financial Implications

4.1 An SPD seeks to provide greater clarity on the Council's approach to dealing with householder applications. It should provide greater clarity for the Council and property owners/developers, thus improving the application process, reducing costs and delay and improving development quality.

5 Legal Implications

5.1 As a Supplementary Planning Document, once adopted it will replace the existing SPG5 Altering and Extending Your Home. As such it will become a material consideration of some weight in the determination of planning applications.

6 Diversity Implications

6.1 The Equality Act 2010 introduced a new public sector equality duty under section 149. It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The Council must, in exercising its functions, have "due regard" to the need to:

- a) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

- b) Advance equality of opportunity between people who share a protected characteristic and those who do not.
- c) Foster good relations between people who share a protected characteristic and those who do not.

6.2 No equality analysis assessment has been undertaken currently, however this will be incorporated into the review process prior to consultation. The SPG is not creating new policy, just providing clarity on approach within existing policy.

7 Staffing/Accommodation Implications (if appropriate)

7.1 None

8 Environmental Implications

8.1 The Supplementary Planning Document deals with development proposals within the Borough with a view to have a positive effect on impacts on the environment.

Background Papers

SPG5 Altering and Extending Your Home

<https://www.brent.gov.uk/services-for-residents/planning-and-building-control/planning-guides/supplementary-planning-guides/altering-and-extending-your-home-spg-5/>

Contact Officers

Any person wishing to inspect the above papers should contact Paul Lewin, Planning Policy & Projects 0208 937 6710

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