



## **SUPPLEMENTARY PLANNING DOCUMENT (SPD) DESIGN GUIDE FOR EXTENSIONS AND ALTERATIONS STATEMENT OF SUSTAINABILITY ISSUES**

### **Requirement**

This statement has been published in order to comply Part 4 (Post-Adoption Procedures) of the Environmental Assessment of Plans and Programmes Regulations 2004, which requires the council, as soon as reasonably practical following adoption, to produce a statement which contains the following:

- How sustainability/environmental considerations have been integrated;
- How the Sustainability Appraisal Report has been taken into account;
- How any opinions expressed by consultation bodies and the wider public have been taken into account;
- The reasons for choosing the policy as adopted, in light of other reasonable alternatives dealt with; and
- The measures that are to be taken to monitor the significant environmental effects of the implementation of the policy.

### **How Sustainability issues have been integrated into the SPD**

- The section on Core Design Guidance sets out how an extension or alteration should be influenced by the character of the existing building and its setting, therefore helping to preserve the unique character of an area. This is a key aim of the SPD with further details on how to achieve this for different types of extensions set out in subsequent sections.
- The section on Core Design Guidance specifically encourages proposals to improve the energy efficiency of buildings, where possible. Further advice on sustainable technologies including solar panels is set out in subsequent sections, and the Appendix contains advice and links to other measures that have sustainability benefits such as green roofs, waste reduction and sustainable materials.
- The section on Core Design Guidance outlines the potential for adverse impact that inappropriately scaled or designed extensions can have on the amenity of neighbours, with protection of amenity being a clear objective of the SPD.
- The SPD makes clear that an extension should be in proportion to the original building and not cover more than half the original garden area, therefore helping to prevent incremental loss of gardens and thus preserve open space and the biodiversity it supports.
- The SPD provides detailed guidance for extending buildings situated within a Conservation Area or a Listed Building, with the key aim of ensuring the

special characteristics of the building, area or setting are preserved and enhanced.

### **How the Sustainability Appraisal has been taken into account**

The Sustainability Appraisal made a number of suggestions throughout the development of the SPD that were incorporated, as follows:

- To contain information on Listed Buildings and Conservation Areas and cross reference to SPD09 Architectural Features.
- To include information on Lifetime Homes standards and cross reference to PAN03 Accessible Housing and Lifetime Homes.
- To include information on energy efficiency, sustainable drainage and waste reduction.
- To include a reference to SPD11 Nature Conservation in Development
- To cross refer to SPD08 Sustainable Building Design.
- To include the contact details for the South Downs National Park Authority, and include a short reference to planning and the SDNP.
- To include a reference to Secured by Design principles.

Recommendations that were not accepted and not incorporated into the SPD were as follows:

- The suggestion to retain the text in the first draft SPD regarding protecting Trees as set out in SPD06 Trees and Development sites was rejected, however the SA considered these issues to be covered by the introductory section which included a section on trees and Tree Protection Orders
- The inclusion of web-links to the Sustainable Building Design SPD08 webpage were not included as currently the information relating to householder extensions is considered to be of minimal relevance.

### **How opinions expressed by consultation bodies have been taken into account**

There were three formal stages of consultation, one on the Scoping Report and two on the SA of the first and second draft SPD. Comments received at Scoping stage supported the scope of the SA. Comments received on the SA of the first draft SPD considered the SA assessment to be justified and suggested that the SPD presented an opportunity to emphasise the value of gardens. As the SPD covers the importance of gardens where it both states that overly large rear extensions can reduce useable garden space for residents, and requires rear extension (individually and cumulatively) to not consume more than half the depth of the original garden area, no further changes to the SPD were deemed necessary in relation to this response.

### **The reasons for choosing the SPD as adopted**

The Sustainability Appraisal considered the adoption of the SPD in the light of other reasonable alternatives and concluded that the option of producing an SPD was the preferred choice of the two possible options put forward, as it performs most positively against the relevant sustainability objectives.

## **Monitoring arrangements**

The two agreed monitoring indicators for the SPD are:

1. Number of times the SPD is viewed on the council's website. In addition feedback will be obtained to ascertain use of the SPD, with comments being fed back into the future review of the SPD.
2. Number (and percentage) of complaints relating to small scale residential extensions submitted by residents in neighbouring properties due to perceived impact of extension and/or interpretation of policy.

The above indicators will be included in the council's Authority Monitoring Report.

**Martin Randall**  
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