

The East Hampshire District Local Plan: Draft Residential Development and Householder Extensions Supplementary Planning Document (SPD)

Regulation 12 Town and Country Planning (Local Development) (England) Regulations 2012.

Persons consulted when preparing the supplementary planning document

The Residential Development and Householder Extensions SPD was subject to public consultation for a period of 8 weeks between 4 December 2017 and 29 January 2018. Copies of the draft document and supporting information (namely a Strategic Environmental Assessment and Habitats Regulations Assessment Screening, Equalities Impact Assessment and the Statement of Matters and Availability (see Appendix 1) were made available to view at the following locations during opening hours:

- East Hampshire District Council Offices
- Alton Information Office
- Bordon Information Office
- Bramshott and Liphook Parish Office
- Horndean Parish Office
- Alton Library
- Bordon Library
- Horndean Library
- Liphook Library
- Petersfield Library

The SPD and supporting information was also made available to view online at:

<http://www.easthants.gov.uk/planning-policy/consultation>

<http://www.easthants.gov.uk/draft-residential-extensions-householder-development-spd>

(see Appendix 2 and Appendix 3).

Representations were invited via our online consultation portal, post or via email.

Documents available on the Council's Local Plan Consultation Portal

The Draft SPD was available to view online using our consultation portal. The portal enables users to submit comments on the document as they read it. The consultation portal can be accessed from the following link:

<https://easthants.jdi-consult.net/localplan/>

Consultation letters and emails

The Council notified all registered members on the East Hampshire District Local Plan consultation database. The database covers a wide range of stakeholders including local residents, businesses, and statutory bodies. In total, there are approximately 1,100 contacts on the database. The majority of members were contacted via email (see Appendix 4) and those without an email address were contacted via post (see Appendix 5).

Documents available on the Council's website

Copies of the Consultation Draft SPD, the Statement of SPD Matters and Availability, the Strategic Environmental Assessment and Habitats Regulations Assessment Screening Assessment; and Equalities Impact Assessment were made available to view/download on the Council's website at:

<http://www.easthants.gov.uk/draft-residential-extensions-householder-development-spd>

Summary of the main issues raised by those persons

A total of 12 individuals and organisations responded to the draft Residential Development and Householder Extensions SPD. The comments made are set out in full in the schedule attached as Appendix 6.

How those issues have been addressed in the supplementary planning document

The Officer comments relating to these concerns and how they have been addressed in the final version of the SPD can be found in Appendix 6.

Appendix 1: Statement of SPD Matters and Availability

The East Hampshire District Local Plan: Residential Extensions & Householder Development Supplementary Planning Document (SPD)

Statement of SPD Matters and Availability

Regulation 12 Town and Country Planning (Local Development) (England) Regulations 2012

Title: Draft Residential Extensions & Householder Development Supplementary Planning Document

Area Covered: This document covers all parts of East Hampshire outside of the South Downs National Park

Subject Matter: The document provides detailed guidance to address design and amenity issues for residential extensions and other householder development (garages, outbuildings, annexes and boundary treatments).

Representation Period: The draft document is available for public consultation for a period of eight weeks between 4 December 2017 and 5pm on 29 January 2018.

Copies of the draft documents and the supporting information are available to view at the following locations:

Online at: http://www.easthants.gov.uk/planning-policy/consultation	At all times
East Hampshire District Council Penns Place, Petersfield GU31 4EX	Monday - Friday 09:00 – 17:00
Alton Information Office, 7 Cross and Pillory Lane GU34 1HL	Monday – Friday 09:00 – 16:30 (closed 13:00-13:30) Saturdays 09:30-12:00
Bordon Information Office, Forest Community Centre GU35 0BS	Monday – Friday 09:00 – 16:45 (closed 13:00-13:30)
Woodlands Community Hall, Larch Road, Headley Down, GU35 8AS	Monday – Wednesday 09:00 – 16:30
Bramshott and Liphook Parish Office, The Haskell Centre, Midhurst Road GU30 7TN	Monday – Friday 10:00 – 16:00 (closed 13:00-14:00)

Horndean Parish Office, Tyfield House,
Blendworth Lane PO8 0AA

Monday to Friday
09:00 – 16:30

Local Libraries at Alton, Bordon, Horndean,
Liphook and Petersfield

During normal opening times

Representations to be sent to: Representations to the consultation draft
Supplementary Planning Document can be made in writing using one of the following
methods:

Through our online portal: <http://easthants.jdi-consult.net/localplan/>



By email: localplan@easthants.gov.uk


By writing in person to:


Planning Policy
East Hampshire District Council,
Penns Place,
Petersfield,
Hampshire, GU31 4EX

Adoption Notification: if you wish to be notified of the adoption of the Residential
Extensions & Householder Development SPD, please request this as part of your
submissions.

Appendix 2: Planning Policy Consultation Webpage

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- Consultation
 - > Draft Vehicle Parking Standards SPD
 - > Draft Residential Extensions & Householder Development SPD
 - > Local Planning Application Requirements

The Planning Service at East Hampshire District Council is currently consulting on the following three documents

- Draft Vehicle Parking Standards SPD
- Draft Residential Development and Householder Extensions SPD
- Local Planning Application Requirements

Supplementary Planning Documents

The council is currently consulting on the two Supplementary Planning Documents (SPDs):

- Draft Vehicle Parking Standards SPD
- Draft Residential Development and Householder Extensions SPD

Further information on how to respond to the consultations and electronic copies of each of the draft Supplementary Planning documents and supporting information can be accessed using the links above.

It is important to note that only those representations that are made in writing and are received by the council within the eight week period ending at 5pm on Monday 29 January 2018 will be considered. Comments received during this consultation cannot be treated as confidential. Responses will be published on the Council's website, together with the name and/or organisation name of the respondent.

Local Planning Application Requirements

The council is currently consulting on an update to its Local Planning Application Requirements document which sets out the planning authority's policy on the information which must be provided in support of all planning application types, for the council to determine their validity. It is important to note that this draft document does not apply to development located within the South Downs National Park Authority (SDNPA).


Further information on how to respond to the consultation and electronic copies of the supporting documentation be accessed using the links above.

It is important to note that only those representations that are made in writing and are received by the council within the eight week period ending at 5pm on Monday 29 January 2018 will be considered.


If you want to be kept informed on consultations from the Planning Policy team please email your contact details to localplan@easthants.gov.uk to be added to our database.

Live help

Available Monday - Friday, 9am - 5pm. Please use the portal outside of these hours.



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Appendix 3: Draft Residential Extensions and Householder Development Supplementary Planning Document Webpage

East Hampshire
DISTRICT COUNCIL

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Draft Residential Extensions & Householder Development SPD

The draft Residential Extensions & Householder Development Supplementary Planning Document provides details on how to achieve a well-designed residential extension, whilst respecting local amenity.

Guidance is also provided on the acceptable design of new garages, annexes and boundary treatments (such as new walls or fences).

East Hampshire District Council wishes to make clear what it expects from proposals to extend a dwelling; to build a new outbuilding; or to erect a new boundary, in terms of its strategic design and pollution planning policies.

Comments are now invited from all interested persons on the draft document and its suitability for informing future planning decisions in East Hampshire (outside of the South Downs National Park).

The draft Residential Extensions & Householder Development Supplementary Planning Document, Statement of SPD Matters and Availability, SEA/SA Screening and Environmental Impact Assessment can be accessed as follows:

- [Statement of Matters and Availability \(pdf 152 kb\)](#)
- [Draft Residential Extensions and Householder Development SPD \(pdf 1.12 mb\)](#)
- [SEA/HRA Screening Statement \(pdf 452 kb\)](#)
- [Equality Impact Assessment \(pdf 189 kb\)](#)

It is important to note that only those representations that are made in writing and are received by the council within the eight week period ending at 5pm on Monday 29 January 2018 will be considered.

Representations to the consultation draft Supplementary Planning Documents can be made in writing using one of the following methods:

Through our [online portal](#) or by email to localplan@easthants.gov.uk.

Alternatively you can write to us in person: *Planning Policy, East Hampshire District Council, Penns Place, Petersfield, Hampshire, GU31 4EX.*

Live help

Live help will be unavailable from 2pm on Wednesday 6 December 2017.



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Appendix 4: Email to Consultees

From: EHDC - Local Plan
To:
Cc:
subject: Consultation Draft Supplementary Planning Documents

Sent: Mon 04/12/2017 12:35

Dear Sir/Madam,

As an individual or organisation that has registered on our Planning Policy database, we are contacting you to inform you that East Hampshire District Council is currently consulting on the two Supplementary Planning Documents:

Consultation Draft Vehicle Parking Standards SPD

The document sets out East Hampshire District Council's off-street parking standards relating to new development in the District (excluding the South Downs National Park). This SPD will support the Council's implementation of strategic policy CP31 of the Joint Core Strategy.

Draft Residential Development and Householder Extensions SPD

The document provides detailed guidance to address design and amenity issues for residential extensions and other householder development in the District (excluding the South Downs National Park). This SPD will support the Council's implementation of strategic policies CP27: Pollution and CP29: Design of the Joint Core Strategy.

We would therefore welcome your comments on the Consultation Draft Supplementary Planning Documents. The eight week consultation period will commence on **Monday 4 December 2017** and close at 5pm **Monday 29 January 2018**.

Full details of the consultations and all the supporting documents, can be found on our website: <http://www.easthants.gov.uk/planning-policy/consultation>

In addition, local libraries and information centres within East Hampshire District will be supplied with copies of the following consultation documents:

- Consultation Draft Residential Development and Householder Extensions SPD
- Consultation Draft Vehicle Parking Standards SPD
- Statement of SPD Matters and Availability for both SPDs
- Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening for both SPDs
- Equalities Impact Assessment Scoping Assessment for both SPDs

Representations to the consultations can be made in writing using one of the following methods:

Through our online portal: <http://easthants.idi-consult.net/localplan/>

By email: localplan@easthants.gov.uk

By writing in person to:

Planning Policy
East Hampshire District Council,
Penns Place,
Petersfield,
Hampshire, GU31 4EX

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Only those representations that are made in writing and are received by the Council within the eight week period ending at 5pm on Monday 29 January 2018 will be considered.

If you would like any more information on the Consultation draft Supplementary Planning Documents, or to be removed from our consultation database, then please contact the Planning Policy team on 01730 234102 or visit the Council's website at <http://www.easthants.gov.uk/planning-policy/consultation>

Yours faithfully,

Victoria Potts



Planning Policy Manager

Appendix 5: Letter to Consultees



Penns Place, Petersfield, Hampshire GU31 4EX
Telephone 01730 286631 • DX100400 Petersfield
info@easthants.gov.uk • www.easthants.gov.uk
@EastHantsDC
/EastHampshireDistrictCouncil

Enquiries to: Jenny Woodgate
Direct line: 01730 234102
Email: localplan@easthants.gov.uk
My reference: Consultation Draft SPD's
Your reference:
Date: 4 December 2017

Dear Sir/Madam,

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Yours faithfully,

Victoria Potts



Planning Policy Manager
Victoria.potts@easthants.gov.uk

Appendix 6: Residential Extensions and Householder Development Supplementary Planning Document – Consultation Responses and Officer Comments

Respondent	Response Summary	Officer Response
REP01 – Scottish and Southern Electricity Networks	<p>Where overhead lines cross development sites, these will, with the exception of 400kV tower lines, normally be owned and operated by Scottish and Southern Electricity Networks.</p> <p>In order to minimise costs, wherever possible, existing overhead lines can remain in place with uses such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is not practicable, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits. The existing customer base should not be burdened by any costs arising from new development proposals.</p> <p>To ensure certainty of delivery of a development site, any anticipated relocation of existing overhead lines should be formally agreed with Scottish and Southern Electricity Networks prior to submission of a planning application.</p>	Comments noted. The SPD will be revised to inform homeowners that where proposals for extensions and other householder developments require the relocation of existing electricity infrastructure, agreement with Scottish and Southern Electricity Networks is likely to be required, regarding costs and an alternative routing.
REP02 – Medstead Parish Council	Medstead Parish Council have read the proposals and are supportive of the aims of the proposed document	Support noted.
REP03 – Southern Water	Thank you for inviting Southern Water to respond to the East Hampshire's Draft Vehicle Parking Standards and Residential Development and Householder Extensions SPDs. Southern Water do not have any comments to make on this occasion.	Comments noted. No changes to the SPD are required.
REP04 – Thames Water	Thames Water are the statutory sewerage undertaker for the majority of the East Hants District and are hence a “specific consultation body” in accordance with the Town & Country	Comments noted. The SPD will be revised to inform homeowners that where proposals for extensions and other householder developments

	<p>Planning (Local Planning) Regulations 2012. We have the following comments on the consultation on behalf of Thames Water: Wastewater [and Water] Infrastructure.</p> <p>There may be existing public sewers crossing the householder's site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.</p> <p>There may be existing water mains crossing the householder's site. In such cases the developer may be required to pay for any mains diversions and new off-site infrastructure.</p> <p>Thames Water requests that all basement development incorporates a positive pumped device or other suitable flood prevention device to avoid the risk of sewage backflow causing sewer flooding. This is because the wastewater network may surcharge to ground level during storm conditions. Such measures are required in order to comply with paragraph 103 of the NPPF which highlights the need to avoid flooding and also in the interests of good building practise as recognised in Part H of the Building Regulations. I trust the above is satisfactory, but please do not hesitate to contact me if you have any queries.</p>	<p>would affect existing water supply and wastewater infrastructure (such as water mains or sewers), Thames Water or Portsmouth Water should be contacted, to discuss the potential for re-routing or securing access for maintenance purposes.</p>
<p>REP05 – Highways England</p>	<p>The strategic road network is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We will therefore be concerned with proposals that have the</p>	<p>Comments noted. No changes to the SPD are required.</p>

	<p>potential to impact the safe and efficient operation of the SRN, in this case the A3.</p> <p>We have reviewed consultation and have no comments.</p>	
REP06 – Headley Parish Council	<p>This was considered a helpful document for householders, but certain recent planning application approvals have not reflected the principles outlined in the draft document. However, we look forward to its early implementation.</p>	<p>Comments noted. The SPD (as amended) will be implemented in Headley parish as a material consideration for future planning applications for residential extensions and other householder development. No changes to the SPD are required.</p>
REP07 – Bramshott and Liphook Parish Council	<p>Having read the proposed new development policy, Bramshott and Liphook Parish Council is in support of enhancing building standards and seeing good quality buildings and extensions in the East Hampshire area. The Parish has 2 conservation areas in the locality and the Council wishes to see these and other areas benefit from design led planning policies. The Council would also wish to see stricter enforcement if these standards are being flouted by homeowners and developers.</p>	<p>Comments noted. Paragraph 2.12 of the draft SPD identifies the importance of respecting the district's built heritage and directs attention towards Joint Core Strategy policy CP30 (Historic Environment) for purposes of conserving and enhancing the district's heritage assets. However, the scope of the SPD is limited to general principles for residential extensions and householder development; it does not provide advice that is tailored for distinct parts of the built environment such as conservation areas. Instead and for these areas in particular, East Hampshire District Council has a programme of gradually updating its existing guidance documents to provide Conservation Area Appraisals and Management Plans. No changes to the SPD are required.</p>
REP08 – Rod Eckles	<p>Much of the detail seems to duplicate existing advice that can be found on the Planning Portal, but nonetheless seems to serve as useful guidance for general public consumption.</p> <p>We do have some reservations about what seems to be over-prescriptive advice in some cases, for example the commentary</p>	<p>Comments noted.</p> <p>[No change re the dormers – the advice does not prevent alternatives from being justified through a D&A statement; perhaps a change to note that innovative designs will be acceptable where</p>

	<p>relating to the form of dormer windows (3.29 – 3.32). We would question whether it is appropriate for this type of generalized guidance to be too prescriptive on specific design matters: that reduces the opportunity or incentive for innovation.</p> <p>In a similar vein, under 3.8 Key Points, instead of "Extensions should reflect the appearance of the host dwelling" we would prefer "Extensions should be sympathetic with the appearance of the host dwelling".</p> <p>Beyond these detailed points there is nothing that we feel worthy of formal comment in terms of required amendments, and we regard this as a helpful document.</p>	<p>justified, taking account of these general principles and policy CP29 but noting site-specific reasons for a departure. Accept change in relation to 'reflect' and 'sympathy']</p>