

**Committee: Development Control**

**Agenda Item**

**Date: 30 August 2006**

**6**

**Title: Draft Supplementary Planning Document  
– Replacement Dwellings**

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Item for  
decision

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### Summary

- 1 This draft Supplementary Planning Document (SPD) will supplement policy H7 in the adopted Local Plan. The draft has been subject to public consultation and is programmed to be adopted in September.

### Recommendations

- 2 Members views are sought before the document is adopted.

### Impact

Communication/Consultation	When the SPD is adopted it will be made generally available to town and parish councils, agents and members of the public via the website and on request.
Community Safety	None
Equalities	The guidance will provide clear and consistent advice
Finance	None
Human Rights	See equalities
Legal implications	None
Ward-specific impacts	All
Workforce/Workplace	None

### Situation

- 3 The Local Development Scheme refers to four SPDs that the Council will prepare as part of the new Local Development Framework. The SPDs on extensions and accessibility were adopted last year. The Replacement Dwelling SPD will provide applicants with additional information and advice about the Council's policy in relation to replacement dwellings.
- 4 The SPD was developed through initial consultation with local groups and organisations including Town and Parish Councils the agents panel, local amenity groups and other consultees. The comments received were used to prepare the draft SPD. Generally there was support for 1 for 1 replacement. There was support for a size limit to be introduced on the replacement but no

consensus on how this limit should be measured so the draft referred to neighbouring properties and impact on the countryside. Parish Councils and amenity groups did not consider that the replacement should necessarily be on the same footprint as the existing dwelling. The draft introduces some flexibility on this point but applicants will be required to justify why this should not be the case.

- 5 The draft SPD was subject to a Sustainability Appraisal and formal consultation on both the draft SPD and the appraisal took place between 16<sup>th</sup> June and 28<sup>th</sup> July 2006. The SPD was advertised in the Local Press and copies were sent to Town and Parish Councils, members of the agents panel, the access group, LA21 and other relevant groups and organisations. The comments have been considered by officers. Generally the Town and Parish Councils who replied support the draft SPD and there is general support for the sections on sustainability and energy efficiency. The draft SPD attached as appendix 1 has been amended to show suggested changes in response to the comments received. (New text is highlighted and deleted text is shown with a ~~strikethrough~~ )

### Risk Analysis

Risk	Likelihood	Impact	Mitigating actions
If the SPD is not adopted then a key milestone in the LDS will not be met	Low	PDG may be affected	All steps have been taken to ensure that there are no outstanding issues which would require members to defer a decision to adopt the SPD

### Background Papers

SPD Replacement Dwellings - Scoping Report, Sustainability Appraisal and Consultation Report