EXETER CITY COUNCIL LOCAL DEVELOPMENT FRAMEWORK

HOUSEHOLDER EXTENSION DESIGN GUIDE: SUPPLEMENTARY PLANNING DOCUMENT (SPD)

CONSULTATION STATEMENT

Consultation under regulation 17

Under the Planning and Compulsory Purchase Act 2004 (regulation 17 (1) (b)) it is a requirement to prepare and make available a Statement setting out:

- the names of persons whom the authority consulted in connection with the preparation of the SPD;
- how those persons were consulted;
- a summary of the main issues raised in the consultation, and
- how those issues have been addressed in the SPD

Details of Initial Consultation

On 6 February 2006, a range of consultees were informed that the SPD was about to be prepared and asked for advice as to what it should include. Target groups that have been consulted are as follows:

- Statutory bodies
- Key stakeholders
- Architects, house builders and agents
- Civic Society and Residents Associations

The list of consultees and the summary of responses can be found in the attached Appendix I.

The Main Issues Raised in This Round of Consultation Were:

1. The need to advise applicants on flood risk, ecology, insulation, renewable energy types and permitted development.
   Action: A paragraph on sustainability has been added to the SPD to reflect the importance of making environmental improvements to householder extensions.

2. The importance of making the SPD a workable document that is easy to understand and use.
   Action: The whole document has been written in plain English. Diagrams and photos are to be inserted where appropriate helping to improve understanding. Cross-references and website links have been provided where additional information is not available in the draft SPD. Other issues such as Conservation, Trees, Permitted Development, pre-application advice, where and why additional information is required are all dealt with in the introduction chapter of the draft SPD.
More Information

For more information or copies of documents please contact Wei Mo, Design and Development, Planning Services, Exeter City Council, Civic Centre, Paris Street, EXETER EX1 1NN. Tel: 01392 265324. E-mail: wei.mo@exeter.gov.uk
APPENDIX I: CONSULTEES ‘EXTENDING YOUR HOME’ SPD JANUARY 2007

1 The following were consulted:

Government Office for the Southwest
South West Regional Assembly
South West of England Regional Development Agency
CABE
English Heritage
Devon County Council
Teignbridge District Council
East Devon District Council
Mid-Devon District Council
Devon Conservation Forum
Environmental Agency
The Highway Agency
English Nature
Devon Wildlife Trust
Devon and Cornwall Architectural Liaison Officer
Exeter Citizens Advice Bureau
Exeter Civic Society
Topsham Society
Community and Youth Association
Alphington Community Association
Southbrook Road Community Association
Stoke Hill Community Association
Edgerton Park Road residents Association
Residents Association - Powderham Crescent
Upper Belvidere Resident Association
Beacon Heath Residents and Tenants Association
Bury Meadow Residents Association
Topsham Community Association
Prospect Park Residents Association
Shakespeare Road Community Association
Newtown Community Association
Whipton Community Association
Wonford Community Association
Danes Road Residents Association
St David’s Residents and Business Association
Lower Duryard Residents Association
Thorton Hill & West Avenue Residents Association
Arthur Palfrey Partnership
Attic Designs Ltd
Barrie Simons and Associates Ltd
Chris Dent Architect
David Burley Architects
Dillions Design Ltd
Eduardo Hoyos Arcitect
Ford Gilpin Riley Ltd
Forester TPC
Heighway Field Associates
Lacey Hickie & Caley Ltd
Miles Snowdon Design
Palfrey Design Services
R J Norton M.C.I.A.T.
R W Buchanan ARICS
Robin Jones Architect Ltd
South Western Design Partnership
TFQ Architects
Squirrel Design Associates Ltd
Peter K Tolman, MBIAT
Comprehensive Design Ltd
Carole Trim Architects
Planet Devon Ltd
Masterplans Ltd
Prewett & Lyons
Vinnary Property Design Solutions Ltd
Mr D J Wright
Mr L G Playle
Mr P Domville-Musters
Mr K Stone
Stephen Emmanuel RIBA

2 Summary of Responses:

   Cherry Herbert – Environment Agency

Draws attention to Planning Policy Guidance 25 (PPS25) regarding ‘minor developments’ on flood plains and the requirement for a Flood Risk Assessment (FRA) if the extension is proposed within high or medium flood risk areas. Advises to enhance ecology by the creation of bat and bird boxes and minimise habitat loss by retaining trees, hedges and vegetation and specifies the requirement to provide a 7-metre buffer zone between the extension and any existing watercourses. Suggestion is made to only permit extensions if the original building is as efficient as possible and that the extension should be well insulated. Expects the SPD to encourage the use of
renewable energy and for the Council to give a clear statement on what is considered permitted development.

- **Keith Stone** –

Welcomes the forthcoming SPD. Suggests on the inclusion of the index of applicable authorities/departments, the index of relevant website links, appropriate cross-references, and explanation of why and what additional information is required under certain circumstances. Some other comments are made on the general dealing with planning applications and the marketing/publicity of the emerging SPD, which are not relevant to the content of the SPD.