

Appendix 2 - Schedule of representations made to the draft House Extensions SPD with the Council's response

Ref No	Name	SPD Reference (paragraph)	Representation	Comments/Response
01HE	Resident	2.70	Footpaths to be user friendly to pedestrians	Comment noted
02HE	Stockton Heath Parish Council		Supports emphasis on green spaces, retention of front gardens, trees and vegetation and the requirement to address flood issues in respect of extension plans	Comment noted
03HE	Resident		Extensions should include measures to help ensure the council's commitments to climate change and carbon neutrality can be achieved	This would be covered by the Building Regulations
04HE	Resident		Hasn't adequately given consideration to relative land levels in relation to the 1m to boundary rule	Clarify in the text
05HE	Agent	2.43 2.44	1. Most gardens are approx. 10m in depth so most extensions would therefore result in overlooking, to date ground floor extensions don't have this restriction; permitted development rights would allow numerous schemes to contravene this rule 2. Applying a 21m privacy rule to ground floor extensions would stop many schemes being allowed – first floor distance should be complied with. Permitted development rights would allow many schemes to contravene this	1. Clarify in the text 2. Clarify in the text

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		2.65	<p>3. Would be helpful to clarify allowable width of driveway when cars are parked side by side</p> <p>4. General concern that new rules could prevent a large number of acceptable schemes that would previously have been allowed</p>	<p>3. Incorporate diagram to clarify position</p> <p>4. Comment noted</p>
06HE	Environment Agency	2.100 and 2.101	<p>1. Welcome that the SPD recognises ecology, flood risk and ground contamination to be factors to be considered</p> <p>2. Correction needed to the links for flood advice and flood risk for planning maps</p>	<p>1. Support noted</p> <p>2. Text will be amended with the correct links</p>
07HE	Culcheth and Glazebury Parish Council		<p>1. Welcomes the revised and more detailed document as there appears to be an increase in planning applications for extensions</p> <p>2. Applicants should:</p> <ul style="list-style-type: none"> a. be encouraged to provide more information to speed up the process; b. neighbours should be consulted on permitted development applications with an explanation; can conditions be used to protect open plan nature of estates; and 	<p>1. Comment noted</p> <p>2.</p> <ul style="list-style-type: none"> a. SPD refers to the validation checklist b. This is not a statutory requirement and will increase burden on the department

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			c. standard procedure needed for new Tree Preservation Orders and locally listed buildings to be put in place before there is a direct threat to them; more hedgerow protection	c. Outside the scope of the SPD though the SPD does recognise the value of trees, local listed buildings and hedgerows. Look for opportunity to clarify in text.
08HE	Stockton Heath Parish Councillor		Particular concern about boundary hedges especially on land adjacent to open land, parks, farmland, canal towpaths with ancient hedgerows Applicants should have to check ownership before removing hedges and removal of canal hedges in particular can detract from biodiversity levels in an area	Clarify in text though in most cases this removal is not controllable under planning legislation
09HE	Resident		1. Good process but real test is how they are interpreted and applied; current lack clarity of consistency and concern this will continue; 2. Process of consultation and communication needs to be more transparent to ensure all stakeholders including eg Parish Council have proper opportunity to comment 3. Require clarity and consistency in what is required with an application	1. Clarify in text 2. Clarify in text 3. Refer to validation checklist
10HE	United Utilities		Provide detailed technical comments that are outside the scope of the SPD	Clarify need to consult other bodies and utilities

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11HE	Resident		Supports the document – extensions are greatly needed for many houses especially those with e.g. small kitchens	Support noted
12HE	Natural England		<ol style="list-style-type: none"> 1. The topic the SPD covers is unlikely to have major impact on the natural environment therefore do not wish to make specific comments. 2. Comments though on the benefits of biodiversity enhancement incorporating features beneficial to wildlife (such as bird box and bat roost provision) and landscape enhancement 3. Natural England does provide standing advice to help LPA's assess the impact of a particular development on protected or priority species 	<ol style="list-style-type: none"> 1. Comment noted 2. Clarify in text 3. Comment noted
13HE	Historic England		No comment to make on the content	Noted