

**ANGUS COUNCIL**

**DEVELOPMENT STANDARDS COMMITTEE – 13 SEPTEMBER 2016**

**ANGUS LOCAL DEVELOPMENT PLAN HOUSEHOLDER DEVELOPMENT PLANNING ADVICE  
NOTE**

**REPORT BY VIVIEN SMITH – HEAD OF PLANNING AND PLACE**

**ABSTRACT**

This report presents the response to the consultation on the Draft Householder Development Planning Advice Note which sets out general advice and best practice in support of Policy TC4 Householder / Domestic Development of the Angus Local Development Plan. This report recommends that the Committee agrees to approve the Householder Development Planning Advice Note.

**1. RECOMMENDATIONS**

It is recommended that the Committee:

- (i) Note the summary of comments received in relation to the Draft Householder Development Planning Advice Note and agree the Council's response to these **(Appendix 1)**;
- (ii) Approve the Householder Development Planning Advice Note **(Appendix 2)** following minor amendments to the format and minor drafting changes; and
- (iii) Note that the Householder Development Planning Advice Note will be recognised as a material consideration which may be utilised during the determination process of planning applications for householder / domestic development proposals.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/CORPORATE PLAN**

This report does not directly contribute to the local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016. However, it will provide general advice and best practice in support of Policy TC4 Householder / Domestic Development of the Angus Local Development Plan.

The Angus Local Development Plan will contribute to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- We have a sustainable economy with good employment opportunities;
- Angus is a good place to live in, work and visit;
- Individuals and families are involved in decisions which affect them;
- Individuals are involved in their communities;
- Our communities are safe, secure and vibrant;
- We have improved the health and wellbeing of our people and inequalities are reduced;
- Individuals are supported in their own communities with good quality services;
- Our communities are developed in a sustainable manner;
- Our natural and built environment is protected and enjoyed; and
- Our carbon footprint is reduced.

**3. BACKGROUND**

The Householder Development Planning Advice Note, once approved, will support the Angus Local Development Plan. In particular, this document sets out general advice and best

practice in support of Policy TC4 Householder / Domestic Development within the Angus Local Development Plan, which identifies where householder / domestic development will be supported by the Planning Authority. The general advice and best practice set out in this document, where relevant to the development, should also be read in conjunction with other policies within the Angus Local Development Plan and any existing Supplementary Guidance and Planning Advice Notes.

At their meeting of the 26 April 2016, Angus Council agreed the Draft Householder Development Planning Advice Note as the basis for a six week period of consultation and representation (Report No. 180/16 refers).

#### **4. CONSULTATION**

The consultation period ran for a six week period from Friday 10<sup>th</sup> June to Thursday 21<sup>st</sup> July 2016. This included notification to all those who made representations on the Proposed Angus Local Development Plan, Community Councils, internal stakeholders and a formal advert included in the local press. Details of the consultation and relevant documents were made available in all ACCESS Offices, libraries and on the Council's website.

A total of 33 representations were received during the six week consultation period. 4 of these representations were received from external parties and 20 were received from internal stakeholders.

Officers have reviewed the representations, produced a summary of the comments received, responded and modified the Householder Development Planning Advice Note where applicable.

##### Key Findings

The approach and layout of the Draft Householder Development Planning Advice Note was generally welcomed by respondents. In particular, the inclusion of images to illustrate well designed and poorly designed examples of alterations and extensions to existing residential properties was considered to be very helpful. In addition, a range of other comments were raised across the document largely on matters of detail.

#### **5. FINANCIAL IMPLICATIONS**

The publication of the Householder Development Planning Advice Note will incur costs associated with postage, printing, advertising and publishing. These costs are all contained within the Planning Revenue Budget.

#### **6. RISKS**

Delay in approval of the Householder Development Planning Advice Note could result in a lack of clarity and understanding when applying Policy TC4 Householder / Domestic Development of the Angus Local Development Plan to householder / domestic development proposals.

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are:

- Proposed Angus Local Development Plan (as modified).
- Report 180/16 Proposed Angus Local Development Plan Draft Supplementary Guidance and Advice Note 26 April 2016.

List of Appendices:

Appendix 1: Summary of comments received to the Draft Householder Developer Planning Advice Note along with the Council's response.

Appendix 2: Householder Development Planning Advice Note.