

Appendix C – Bungalow Estate Conservation Area

Consultation Statement

Prepared under Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012

1. Purpose and Background

- 1.1. This Consultation Statement has been prepared in line with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Regulations 2012, which states that, before a council adopts a Supplementary Planning Document (SPD), it must produce a statement setting out:
- the persons the local planning authority consulted when preparing the supplementary planning document;
 - a summary of the main issues raised by those persons; and
 - how those issues have been addressed in the supplementary planning document.
- 1.2. The Bungalow Estate Design Guide Supplementary Planning Document has been prepared in accordance with the Redbridge Local Development Scheme adopted in February 2017 and serves to supplement Redbridge Local Plan Policies LP30 (Household Extensions) and LP33 (Heritage), providing specific guidance for the Bungalow Estate Conservation Area.
- 1.3. Consultation upon the Design Guide SPD was undertaken in parallel to formal consultation upon a new Article 4 Direction for the Bungalow Estate Conservation Area. This consultation was undertaken in accordance with Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which describes the provisions to make an Article 4 Direction.

2. Consultation undertaken during preparation of the draft SPD and Article 4 Direction

- 2.1. Details of the consultation undertaken during the development of the draft SPD and ahead of making of the Article 4 Direction is provided in Table 1.

<i>Consultation method/audience</i>	<i>Details</i>
<i>Site Visit and evidence gathering – undertaken by officers with the assistance of the Bungalow Estate Residents Association</i>	Detailed appraisal of all properties within the Conservation Area highlighting key areas of change/harm. Site visits undertaken between January – February 2017.
<i>Redbridge Conservation Forum – Redbridge Conservation Forum members – including local amenity societies and local residents</i>	Discussion of the emerging draft document and revised Article 4 Direction at Conservation Forum sessions: March – June 2017.
<i>Workshop Sessions - undertaken by officers with the assistance of the Bungalow Estate Residents Association</i>	Detailed sessions to review existing guidance and review draft guidance for the conservation area; alongside draft provisions of replacement Article 4 Direction: Spring – Autumn 2017.

3. Formal consultation on the draft SPD and Article 4 Direction

3.1. Formal public consultation on the draft SPD and following making of Bungalow Estate Conservation Area Article 4 Direction 2017 was undertaken for a period of seven weeks from 5 December 2017 to 28 January 2018. Consultation included the following elements to seek responses from stakeholders/local residents:

- **Notification in writing** - All affected owners and residents were written to notifying them of the relevant Article 4 direction, details of where to access the draft design guide SPD and contact details for those needing further information. More than 650 properties were consulted on the draft documents.
- **Publication of local advertisement and the display of site notices** - As required under the legislation.
- **Website publication** – All details of the draft Design Guide SPD and replacement Article 4 Direction made by the Council were published on the Council’s website alongside relevant details of how to make representations either via email or in writing.
- **Public consultation sessions** - In addition to the statutory requirements for consultation, officers held two public consultation sessions to provide face-to-face clarification of the Article 4 process the revised Design Guide for the area. These sessions took place on Saturday, 9 December 2017, (12:30pm – 3:30pm) and Tuesday, 12 December 2017, (4:00pm – 6:00pm).

4. Responses

4.1. Following the closure of the consultation period, a total of 110 responses were received by the Council. These responses included comments from Historic England, the Bungalow Estate Residents Association and local residents.

4.2. Public consultation sessions were well attended with approximately 45 local residents attending overall. Discussion at these sessions focussed around residents gaining a deeper understanding of the Article 4 process and the impacts upon the extensions/alterations that can be made to properties following the confirmation of the direction. Residents also discussed the approaches to extensions presented within the design guide. Members of the Bungalow Estate Residents Association also attended this session.

4.3. 108 responses were supportive of the making of a replacement Article 4 Direction and the overall approach of the draft Design Guide SPD. However, concerns were raised regarding the approach to side extensions.

4.4. Comments received questioned the approach of the design guide in relation to side-extensions and particularly the detailed design of the roofscape of these extensions. Residents felt that the height and pitch of roofs should be set significantly lower than illustrated in the guide. Furthermore, comments suggested that the guide should be

updated clarify the approach to roof extensions to existing side extensions build to site boundaries.

- 4.5. 1 response objected to the replacement Article 4 Direction and draft Design Guide.
- 4.6. Comments highlight concerns that the approach would significantly impact upon the ability of homeowners to improve their property to meet their requirements and modern-day living requirements; security etc. Rules have already been flouted over the past 20-30 years. Other comments related to issues side and rear extensions, and rear dormers and the limited flexibility offered by the Councils approach.
- 4.7. Historic England also made an additional representation.
- 4.8. Comments received were supportive of updating of the Article 4 Direction; particularly in light of the Conservation Area being on the Heritage at Risk Register. The design guide is clear and well considered, and they made a few editorial amendments about the local character which were considered in the final document. Page 15 – Notes significant pressure to create side extensions to secure usable space. Historically side extensions or garages are single storey with flat, or shallow pitched roofs, although small pitched roofs (often incorporating chimneys) are prevalent in some streets.
- 4.9. Following this feedback, a revised set of guidance was prepared and subject to additional consultation between March and April 2018. The feedback received to this consultation, circa 180 responses; overwhelmingly supported the revisions to the Design Guide.

5. Summary of modifications approved by the Council after consultation

5.1. Recommendation to update guidance relating to side extensions

A revised set-of guidance was produced and subject to additional consultation in early 2018; this guidance sought to resolve respondent's concerns; highlighting updated approach to new side extensions and including clear reference to the approach to properties featuring existing side extensions.

5.2. Recommendation to update guidance to highlight local character

Final draft design guidance updated to include this detail.

5.3. Recommendation to review design guide to avoid significantly impacting upon the ability of homeowners to improve their property to meet their requirements and modern-day living requirements; security etc and provide more flexibility to owners wishing to improve their homes

The recommendations have been noted, however it is considered that further flexibility in the approach of the design guide would result in significant impact and harm to the character and appearance of the Conservation Area overall.

As drafted the guidance considers a proportionate approach to enable extensions to be undertaken to properties to achieve internal layouts capable of meeting modern living/security requirements; whilst balancing the retention of features which give the Conservation Area its special character/significance overall.