



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

# Householder Extensions Supplementary Planning Document

## **Consultation Statement**

November 2025



## 1. Introduction

- 1.1 This document has been prepared in order to demonstrate how the Council has followed the requirements of [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) in preparing and adopting the Council's Householder Extensions Supplementary Planning Document (SPD).
- 1.2 SPDs were introduced as part of the Planning and Compulsory Purchase Act 2004. The [Planning Policy Guidance](#) is clear that an SPD needs to add further detail to policies in the Bassetlaw Local Plan (May 2024) and that they can be used to provide further guidance for development on particular issues. They are a material consideration for determining planning applications, albeit they do not form part of the development plan.
- 1.3 The Householder Extensions SPD provides further guidance for applicants and developers on how planning applications can address and satisfy requirements set out in the following Local Plan Policies:
- Policy ST33: Design Quality
  - Policy 46: Protecting Amenity
  - Policy ST40 Historic Environment
  - Policy ST53 Promoting Sustainable Transport and Active Travel
- 1.4 The SPD also assists local interpretation of relevant [National Planning Policy Framework](#) policy including delivering sustainable development and promoting healthy and safe communities.

## 2. Local Planning Regulations and Habitats Regulations Assessment / Strategic Environmental Assessment Screenings

- 2.1 This consultation has been carried out in accordance with [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) (as amended). In line with Regulation 12(a), before adopting an SPD, a Local Planning Authority must prepare a statement setting out who was consulted when preparing the SPD, a summary of the main issues raised and how these issues have been addressed. This document is the Consultation Statement for the SPD as required by Regulation 12(a).
- 2.2 Regulation 12(b) requires that the draft SPD must be published for a minimum of 4 weeks and that the Council specify the date by which representations must be made and the address to which they must be sent.
- 2.3 Regulation 35 requires the documents must be made available to the public at the principal office of the Council and other places the Council consider appropriate as well as publishing on the Council's website.
- 2.4 The Government's national [Planning Policy Guidance](#) states "SPDs do not require a sustainability appraisal but may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already been assessed during the preparation of the relevant strategic policies."
- 2.5 Every stage of the Bassetlaw [Local Plan's](#) preparation (from initial scoping through to Adoption) were subject to a comprehensive sustainability appraisal incorporating strategic environmental assessment with a number of changes to policies made to address each individual report's recommendations. The [Bassetlaw Local Plan Habitats](#)

[Regulations Assessment \(2023\)](#) concluded that the policies in the Plan (either alone or in combination) would not impact on any of the European Sites either within, or in close proximity, to the Bassetlaw District.

- 2.6 As set out above, the SPD provides further guidance and detail to the relevant adopted [Local Plan](#) policies, and does not result in any significantly different effects over and above those already considered and assessed through the preparation of the recently adopted Local Plan and the relevant policies (listed above) which are the strategic/non strategic policies that the SPD 'hangs off'.
- 2.7 Nevertheless, and for completeness, an SEA Screening Assessment was undertaken prior to consultation with Natural England, Historic England and the Environment Agency. All responded and confirmed that an SEA was not required.

### **3. Consultation Details**

- 3.1 Consultation on the draft SPD took place for a period of six weeks from 17 September 2025 to 5pm on 29 October 2025. Consultation was in line with the Council's [Statement of Community Involvement](#) and involved contacting via email/letter all persons and organisations who had signed up to the Council's Planning Policy database.
- 3.2 The draft SPD and response form were made available on the Council's website and a hard copy was available to view during normal office hours at the Customer Service Desk at Bassetlaw District Council: Queen's Buildings, Potter Street, Worksop, S80 2AH at Retford Town Hall and Harworth & Bircotes Town Hall, and all libraries in the district.
- 3.3 Consultation comments were invited by email to [planningpolicy@bassetlaw.gov.uk](mailto:planningpolicy@bassetlaw.gov.uk), via an online form on the Council's website: [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk), or by post via: Planning Policy, Queen's Buildings, Potter Street, Worksop, S80 2AH.

### **4. Who was Consulted?**

- 4.1 In accordance with Regulation 12, interested parties, including everyone on the Planning Policy database, and those listed in Appendix 2 of the [Statement of Community Involvement](#), were notified of the consultation. This includes a variety of stakeholders, such as town and parish councils, residents, landowners, developers, statutory consultees and other local planning authorities.
- 4.2 At the close of the consultation, the Council had received responses from 7 organisations.

## 5. What Were the Main Issues Raised During Consultation?

5.1 [Appendix 1](#) sets out in more detail a summary of the issues that were raised and how they have been addressed; as well as a limited number of changes to the SPD where considered appropriate.

5.2 The main issues raised are as follows:

- Anglian Water recommends extending new-build water efficiency standards, including the 90l PCC target, to extensions and major remodelling projects, and encourages the incorporation of rainwater harvesting in larger developments, and supports soakaway provisions.
- Gedling Borough Council states that the SPD provides clear guidance on key Bassetlaw Local Plan policies; however, it would benefit from enhanced structure.
- Gedling Borough Council requested various technical changes be made relating to side Gable Window Standards, the definition of subservient, that existing development should not set a precedent and the consideration of sloping sites.
- Gedling Borough Council states that further information on biodiversity and low carbon homes or climate change should be set out
- Historic England welcomes reference to Local Plan Policy ST40, and the emphasis on local context and need to respect the host building.

Appendix 1 – Summary of Consultation Responses and Changes Made to the SPD

Name/ Organisation	Content Summary	BDC Response	SPD Amendments
<b>The Coal Authority</b>	No comments	-	-
<b>Environment Agency</b>	No comments	-	-
<b>Natural England</b>	No comments	-	-
<b>NHS Nottingham &amp; Nottinghamshire ICB</b>	No comments	-	-
<b>Anglian Water</b>	<p>Water use in the Extensions SPD does not feature as it does in the HMO SPD, for example. Request that the same fixtures and fittings standards are applied for extensions as for new builds. The 90l PCC target should be used in the specification of fixtures and fittings for extensions and property remodelling. Anglian Water understands that depending on the extent and design of the extension that existing retained fixtures may mean a 90l PCC is not achievable throughout the whole property. Request that where consent is sought for a significant remodelling/ extension involving bathrooms, kitchen, and utility rooms that a 90l PCC standard is applied. Applicants should be encouraged on larger scale projects to consider rainwater harvesting for non- potable uses including outside use such as gardening and car washing. Support the draft SPD's provisions at 3.16 regarding soakaways.</p> <p>Recognise that Anglian Water is not currently a consultee on these applications and so we would not have a mechanism be notified of and then monitor the delivery and continued achievement of a 90l PCC. Instead, the PCC figure will be monitored for each Council area as we deliver, in partnership with Council's a continued reduction in per capita water demand through new homes and business development.</p>	<p>Anglian Water's Shared Standards was adopted in July 2025, after the Local Plan adoption in May 2024. Anglian Water state that the Shared Standards applies to new Local Plans.</p> <p>Policy ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation requires all new residential development in the District to promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day. This includes householder extensions.</p> <p>The Shared Standards are considered to be new planning policy and as such, it is not possible to introduce new policy through a SPD. These can only be introduced through a new Local Plan.</p> <p>However, requiring water efficiency measures District wide through the Local Plan will have a positive outcome on climate change adaptation, future water supplies, effects of abstraction and prevent future deterioration from occurring.</p>	No change required.
<b>Gedling Council</b>	<p>The SPD presents guidance in a linear, text-heavy format. Applicants must read through extensive policy and guidance sections to identify rules relevant to their proposals which may limit accessibility for non-experts. The document could be restructured using a clearer hierarchy of headings and subheadings to enhance legibility, usability and visual clarity. Consider presenting key guidance and requirements in a format and layout that is clearly distinguishable from the surrounding content, using formatting such as colour, bold text, or tables.</p> <p>Side Gable Window Standards: The SPD appropriately notes that obscure glazing (Level 5 opacity) and fixed windows may be used as mitigation (p. 9-10). However, for high-risk side gable windows overlooking neighbouring properties or private gardens, mandatory prescriptions could be employed rather than potential mitigations, which ensures protection for existing amenity. For instance:</p> <ul style="list-style-type: none"> <li>Side-facing windows should be restricted to serving non-habitable rooms (e.g., bathrooms, landings).</li> </ul>	<p>The SPD is relatively short, only 14 pages of content so is not considered to be extensive. The SPD provides uses visual tools, diagrams and tables appropriately to interpret the text.</p> <p>Agree. The SPD will be amended to provide more prescription for specific development.</p>	No change required.  For clarity, additional text has been added in paragraph 3.36: For side-facing (gable) windows, more prescriptive standards will apply to ensure adequate protection of neighbouring amenity. Such windows should normally serve only non-habitable rooms e.g. bathrooms or landings, be obscurely glazed to a minimum of Level 5

	<ul style="list-style-type: none"> <li>• Windows should be obscurely glazed to a minimum level of opacity (n.b. instead of how it is currently worded, i.e. 'may be required' or 'will generally be resisted').</li> <li>• The opening parts of the window should be restricted to above a threshold</li> </ul> <p>4. The principle of extensions being 'clearly subservient' (p. 5, 10) to the host dwelling is qualitative. Introducing additional quantitative thresholds can reduce subjectivity and provide greater certainty.</p> <p>5. Incorporate Biodiversity and Sustainability: Consider expanding Paragraph 3.4 to require minor biodiversity enhancements such as retaining mature trees or integrating bird/bat boxes. Also, consider including guidance on using low-carbon materials or orienting development for passive solar gain.</p> <p>6. Topography and Accessibility: Consider expanding the guidance in Paragraph 3.2 to include considerations for sloping sites such as avoiding sudden height changes, and to ensuring extensions support inclusive access (i.e. ramps).</p> <p>7. The SPD currently makes no reference to low carbon homes or climate change.</p> <p>8. The draft SPD mentions (para 3.3) that "the presence of similar development nearby does not necessarily set a precedent". This could be made more robust by explicitly stating that the SPD's standards take precedence over nearby poor-quality or non-compliant development.</p>	<p>Agree. Introduction of an image will help explain subservient scale. The Council also has a Design Code. This will also be used to clarify the details and reduce subjectivity.</p> <p>These are a detailed point for a Householder Extensions SPD. This point is better addressed through the Design Code.</p> <p>Agree. The SPD will be amended to provide more information about sloping sites.</p> <p>This is a detailed point for a Householder Extensions SPD. This point is covered through the Design Code.</p> <p>This point is appropriate for this SPD. Further information is provided within the Design Code.</p>	<p>opacity, and have any opening parts positioned above an appropriate height threshold. Where necessary, fixed non-opening windows may also be required as mitigation, particularly where overlooking of neighbouring gardens or habitable room windows would otherwise occur. For clarity introduce an image after paragraph 3.7.</p> <p>No change required.</p> <p>For clarity add new sentence to paragraph 3.3): Where a proposal involves a sloping site, care should be taken to avoid sudden height changes, and to ensure extensions promote inclusive access. No change required.</p> <p>No change required.</p>
<b>Historic England</b>	Historic England welcomes the provisions for the historic environment made in the draft SPD. In particular the reference to Local Plan Policy ST40, and the emphasis on local context and need to respect the host building.	Noted	-