

## List of UK planning authority's supplementary planning guidance around replacement dwellings/extension of dwellings

- 1) **Supplementary Planning Documents/Guidance on Replacement Dwellings** – The information on replacement dwellings varies between each of the documents. SPGs/SPDs that focussed their guidance on development plans within Green Belts had more detailed planning information surrounding replacement dwellings.

Council Name	Name of Document	Notes
Isle of Anglesey County Council and Gwynedd Council (2019)	<a href="#">Replacement Dwellings and Conversions in the Countryside</a>	<p>Removal of permitted development rights on replacement dwellings and conversions.</p> <p><b>Conversion:</b> the structure will have to be structurally sound;            ☐ no extensive extensions are required to enable the development;            ☐ that any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structure's character.            Section 8 No extensive extension on conversion – detail on the advice here.</p> <p>Covers abandonment on <b>replacement dwellings</b>.            Pointers on replacement dwellings parameters: role of outbuildings, nearby buildings.            Locating the dwelling.</p>
Babergh District Council (2020)	<a href="#">Local Policies</a> (See LP03 – LP05)	Wording of policy on replacement dwellings may come in useful for the narrative.
Bath & North East Somerset Council (2020)	<a href="#">Existing Dwellings in the Green Belt</a>	<p>8.1 sustainable development- reuse of the dwelling rather than demolish. Possible link.? Defendable?</p> <p>Rationale for not going larger clear.</p> <p>Residential curtilage advice clear.</p>
Blackpool Borough Council (2007)	<a href="#">Extending Your Home SPD</a> (See page 65.)	

<b>Brecon Beacons National Park Authority (2019)</b>	<a href="#">Enabling Appropriate Development in the Countryside</a>	3.4 Curtilage Area advice – useful? 3.6 Development Management issues list useful Detail on design looks very good. Will ask BBNPA can we replicate approach. Replacement Dwelling size and links to the availability of a range of dwellings on the housing market ..providing for a range of property types.
<b>Bury Metropolitan Borough Council (2020)</b>	<a href="#">New Buildings and Associated Development in the Green Belt</a> (See Section 4.23)	
<b>Cannock Chase District Council (2016)</b>	<a href="#">Design Guide</a> (See page 49)	
<b>Conwy County Borough Council (2015)</b>	<a href="#">Coastal Flood Risk Protocol</a> (See Chapter 6) <a href="#">Design</a> (See 6.20)	
<b>Denbighshire County Council (2015)</b>	<a href="#">Re-use and adaptation of rural buildings</a> <a href="#">Residential Development</a> (See Appendices RD4)	5.2 Residential space standards – useful for judging whether suitable for residential use?
<b>Flintshire County Council (2017)</b>	<a href="#">New housing in the Open Countryside</a> (See Section 5)	Replacement dwelling some helpful phrasing.
<b>Guildford Borough Council (2019)</b>	<a href="#">Draft Supplementary Planning Document</a> (See 5.19)	
<b>Leeds City Council (2012)</b>	<a href="#">Householder Design Guide</a> (Page 19 to 22)	
<b>Midlothian Council (2018)</b>	<a href="#">Housing Development in the Countryside and Green Belt</a>	

Monmouthshire County Council (2015)	<a href="#">Replacement Dwellings and Extensions to Dwellings in the Countryside</a>	<p>See 2.3 the original dwelling i) is not a traditional farmhouse, cottage or other building that is important to the visual and intrinsic character of the landscape;... Could we use this alongside Policy 14 c) and d)</p> <p>The guidelines on the size increases for extensions set out in section x above, therefore, are considered equally applicable for replacement dwellings in the countryside</p> <p>5. Replacing or Extending Bungalows in the Countryside – useful to include?</p> <p>7. <b>Garages and Outbuildings</b> – useful to include?</p> <p>8.0 <b>Annexes</b> – useful to include?</p> <p><b>9.3 Outbuildings</b> Additional volume for extensions or replacement dwellings in exchange for the removal of existing outbuildings will not usually be allowed. Useful to include?</p>
Moray Council (2015)	<a href="#">Housing in the Countryside</a> (See Chapter 3)	
New Forest National Park (2022)	<a href="#">Design Guide</a> (See 3.16)	
Powys County Council (2019)	<a href="#">Landscape</a> (See page 37)	
Rochdale Borough Council (2016)	<a href="#">Guidelines &amp; Standards for Residential Development</a> (See 3.80 to 3.10)	4.8 useful text on conversion. Extent of extension and alterations.
Rotherham Metropolitan Council (2020)	<a href="#">Development in the Green Belt</a> (Page 9)	Figure 2 useful – converted barn. Looks like a converted barn and not a house.
Runnymede Borough Council (2004)	<a href="#">Residential Extensions and Replacement Dwellings in the Green Belt</a>	

<b>Seven Oaks District Council (2015)</b>	<a href="#">Development in the Green Belt</a> (Chapter 5)	
<b>Shropshire Council (2011)</b>	<a href="#">Type and Affordability of Housing</a> (See 2.17)	
<b>South Gloucestershire Council (2007)</b>	<a href="#">Development in the Green Belt</a> (Page 9)	
<b>South Lanarkshire Council</b>	<a href="#">Green Belt and Rural Area</a> (Chapter 5)	
<b>South Staffordshire District Council (2014)</b>	<a href="#">Green Belt and Open Countryside</a> (See Section 3)	
<b>St Albans City and District Council (2004)</b>	<a href="#">Residential Extensions and Replacement Dwellings in the Green Belt</a>	
<b>Sunderland City Council (2021)</b>	<a href="#">Development Management</a> (See 4.42 to 4.47)	
<b>Three Rivers District Council (2003)</b>	<a href="#">Extensions to Dwellings in the Green Belt</a>	
<b>Torfaen County Borough Council (2004)</b>	<a href="#">Replacement Dwellings in the Countryside</a>	Section 4 replacement dwelling focus on the reducing waste. Not to be demolished if capable of economic use.
<b>Vale of Glamorgan Council (2018)</b>	<a href="#">Conversion and Renovation of Rural Buildings</a>	

<b>Waverley Borough Council (2010)</b>	<a href="#">Residential Extensions</a> (See 5.2)	
<b>West Berkshire Council (2004)</b>	<a href="#">Replacement Dwellings and Extensions to Dwellings in the Countryside</a>	3.3 good explanation of 'disproportionate' in relation to replacement dwelling
<b>West Lancashire Borough Council (2015)</b>	<a href="#">Development in the Green Belt</a>	
<b>Wrexham County Borough Council (2011)</b>	<a href="#">Housing in the Countryside</a> (See page 6)	
<b>North York Moors 2011</b>	<a href="#">DesignGuide4cover.indd (northyorkmoors.org.uk)</a>	Conversion of outbuildings. Nice structure

- 2) Supplementary Planning Guidance/Documents on Dwelling Extensions and Alterations** – The prevalence of Housing Alterations/Extensions SPGs/SPDs across planning authorities was greater than that of replacement dwellings. Rather than include every SPG I came across, I tried to include ones that were recently published and that I thought to be well-designed and relevant.

Council Name	Name of Document	Notes
<b>Adur and Worthing Borough Council (2017)</b>	<a href="#">Development Control Standards – Extensions and alterations to dwellings</a>	
<b>Arun District Council (2021)</b>	<a href="#">Arun District Design Guide</a> (see section M and N)	
<b>Barnsley Metropolitan Borough Council (2019)</b>	<a href="#">House Extensions and Other Domestic Alterations</a>	
<b>Blaenau Gwent County Borough Council (2016)</b>	<a href="#">Householder Design Guidance</a>	
<b>Borough of Broxbourne (2020)</b>	<a href="#">House Extensions, Conversions, and Driveways</a>	
<b>Bracknell Forest Council (2017)</b>	<a href="#">Design Supplementary Planning Document</a> (See Section 4)	
<b>Caerphilly County Borough Council (2017)</b>	<a href="#">Householder Development</a> (See Guidance Note 2)	
<b>Cardiff City Council (2017)</b>	<a href="#">Cardiff Residential Extensions &amp; Alterations</a>	
<b>Ceredigion County Council (2015)</b>	<a href="#">The Built Environment and Design</a>	

<b>Flintshire County Council (2017)</b>	<a href="#">Extensions and Alterations to Dwellings</a>	
<b>Gravesham Borough Council (2021)</b>	<a href="#">Householder Extensions/Alterations Design Guide</a>	
<b>Guildford Borough Council (2018)</b>	<a href="#">Residential Extensions and Alterations</a>	
<b>Kirklees Council (2021)</b>	<a href="#">House Extensions and Alterations</a>	
<b>Newport City Council (2020)</b>	<a href="#">House Extensions and Domestic Outbuildings</a>	
<b>Rhondda Cynon Taf County Borough Council (2011)</b>	<a href="#">A Design Guide for Householder Development</a>	
<b>Swansea Council (2021)</b>	<a href="#">Placemaking Guidance for Householder Development</a>	
<b>Vale of Glamorgan Council (2018)</b>	<a href="#">Residential &amp; Householder Development</a>	
<b>Vale of White Horse District Council (2022)</b>	<a href="#">Joint Design Guide</a> (Probably the best designed SPG I have come across)	
<b>Wakefield District Council (2018)</b>	<a href="#">Residential Design Guide – Guidance for Householders</a>	