



# **SCREENING REPORT**

**PLANNING GUIDANCE**

**HOUSE EXTENSION & ALTERATION DESIGN GUIDE**

## STEP 1 – DETAILS OF THE PLAN

**Responsible Authority:**

West Lothian Council.

**Title of the plan:**

Planning Guidance – House Extension & Alteration Design Guide

**What prompted the plan:**

(e.g. a legislative, regulatory or administrative provision)

The West Lothian Local Development Plan (LDP) gives an undertaking to produce guidance in relation to a variety of planning policy topics including the protection of the built and natural environment from inappropriate development.

The guidance explicitly supports policies DES 1 (Design Principles) of the adopted LDP which seek to ensure that all development proposals take account of and be integrated with the local context and built form and will have no significant adverse impact on the amenity of adjacent properties

The guidance sets out detailed criteria to assist the preparation and assessment of planning applications across the plan area.

The current Supplementary Planning Guidance (SPG) was adopted in 2015 in support of the West Lothian Local Plan (2009). While it continued to provide valid and pertinent guidance there is recognition of the need to ensure that the council's planning guidance is up to date and reflective of the most current policies and practices.

**Plan subject:**

(e.g. transport)

Town and Country Planning

**Screening** is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

**An SEA is required, as the environmental effects are likely to be significant:** Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

**An SEA is NOT required, as the environmental effects are unlikely to be significant:** Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

**Contact details:**

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**Date:**

31 March 2020

**STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN****Context of the Plan:**

The West Lothian Local Development Plan (LDP) was adopted on 4 September 2018.

A Strategic Environmental Assessment - Environmental Report was published in August 2014, and set out the likely significant environmental effects of implementing the strategy for the development contained within the LDP and is the primary means by which development sites are allocated. Each site allocated for development within the LDP has been subject to an individual site assessment.

The principal Report of Examination was issued on 11 December 2017 (augmented with an additional Report of Examination dealing with a single site issue issued on 8 January 2018).

The West Lothian Council Executive committee on 22 March 2018, resolved to accept all of the modifications recommended in the Report of Examination, and agreed to adopt the Local Development Plan (as modified). This was notified to Scottish Ministers on 5 April 2018. At the same time, the council made a determination under Section 8(1) of the Environmental Assessment (Scotland) Act 2005 that the modifications proposed by the DPEA to the West Lothian Local Development Plan were unlikely, overall, to have any major significant negative environmental effects and that a further SEA was not required.

Planning Guidance – House Extension & Alterations Design Guide has been prepared to support the understanding and delivery of Policy DES 1 (Design Principles) in the adopted West Lothian Local Development Plan 2018.

The guidance identifies good practice in-line with the policy and other similar guidance provided by other Scottish local planning authorities as during drafting of the guidance they were bench-marked to check what similar guidance was available.

<p><b>Description of the Plan:</b></p>	<p>The proposed Planning Guidance expands on the principles set out in the policy detailed in the box above and provides a basis for assessing the design of all new domestic extensions and alterations across West Lothian.</p> <p>The guidance will not include location specific guidance or direct development to specific sites but will support consistent interpretation and application of policies through the development management process. The guidance will identify good practice in-line with the policy and other national guidance.</p> <p>The Planning Guidance is intended for use by anyone considering this sort of development within West Lothian including:</p> <ul style="list-style-type: none"> <li>• Applicants who wish to extend or physically alter their homes;</li> <li>• Agents working for their clients on such proposals;</li> <li>• Officers assessing planning proposals;</li> <li>• Elected Members representing constituents and making decisions on related planning applications; and</li> <li>• Members of the public with an interest in these sorts of development proposals within their local community.</li> </ul>
<p><b>What are the key components of the plan?</b></p>	<p>The planning guidance will provide further guidance to support the application of the policy detailed in Box 3 (above) and the delivery of quality development in locations across West Lothian.</p> <p>It is intended to assist those preparing an application for consent and will be the basis for decision makers charged with assessing the design of residential extensions and alterations across West Lothian.</p>
<p><b>Have any of the components of the plan been considered in previous SEA work?</b></p>	<p>Yes. The document is produced to support Policy DES 1 of the West Lothian Local Development Plan which was adopted on 4 September 2018. An Environmental Assessment has previously been undertaken in respect of policies and proposed land allocations in the West Lothian LDP. The Environmental Assessment undertaken in respect of these policies concluded that they would have no significant environmental implications. Any impacts of the policies were considered to be largely positive. In order to ensure compliance with the Environmental Assessment (Scotland) Act 2005, a Screening Opinion for this Planning Guidance is required.</p>
<p><b>In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:</b></p>	<p>The proposed Planning Guidance will expand on the principles set out in the aforementioned policies and provide detailed guidance to help achieve positive visual and environmental outcomes in locations across West Lothian. The guidance will support consistent interpretation and application of policy through the development management process. The guidance will at the same time encourage good practice in-line with policies and other similar guidance in other Scottish local planning authorities. The potential environmental effects of any proposed developments considered under the terms of the policy can however only be fully assessed at the planning application stage when the specific site and development details are known.</p>

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND  
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS**

Plan Components	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Planning Guidance – House Extensions & Alterations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<p>The guidance brings together all of the elements that help contribute towards minimising environmental impact and achieving sustainable development.</p> <p>It provides a clear set of guidance and standards to explain what the council will expect from such new developments and identifies what information is required as part of a planning application.</p> <p>It also provides contact details for various Council officers and other organisations.</p> <p>The guidance shares the strategic objectives of the LDP which include promoting development where its</p>	<p>The SEA for the LDP considered any potential effects.</p> <p>Planning Guidance for House Extensions &amp; Alterations is not considered to have any additional significant environmental effects.</p>

												<p>environmental impact can be ameliorated and having regard to climate change by minimising the carbon footprint of development and supporting mitigation and adaption measures.</p> <p>Any impact on the Environmental Topic Areas will be positive and beneficial.</p>	
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## STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING REPORT

### Summary of interactions with the environment and statement of the findings of the Screening:

(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

West Lothian Council has prepared this Planning Guidance to proactively inform and encourage developers to adopt a more considered approach when preparing proposals for extending and altering domestic properties.

The guidance has been conceived to help positively influence the design and appearance of new extensions and alterations and to mitigate any adverse effects on both the site and the surrounding environment.

Developers are encouraged to identify and address in particular the consequences with particular regard to the location and to adopt 'best practice'.

With careful thought and sensitive execution, particularly in terms of design and the use of materials, proposals for domestic extensions can be made to be in much better harmony with their neighbours and the wider built environment.

In common with other guidance prepared by West Lothian Council, it has been subject to internal and external consultation, in this case with council service providers and community councils, planning consultants and developers and regard has been had to the responses and feedback which has been received and present to elected members to consider.

In conclusion, the Planning Guidance will result in no, or minimal, environmental effects and therefore it is concluded a SEA is **NOT** required.

The guidance sets out detailed criteria to assist the development and assessment of proposals for development across the plan area and specifically supports policy DES 1 : Design Principles.

When completed send to: [SEA.gateway@scot.gov](mailto:SEA.gateway@scot.gov) or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.