

# **Consultation Statement**

**accompanying adoption of the  
Householder Design Guide  
Supplementary Planning Document:**

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# **Consultation Statement accompanying adoption of Householder Design Guide Supplementary Planning Document October 2025**

## **Introduction**

1. This Statement accompanies the Householder Design Guide Supplementary Planning Document (SPD).
2. An SPD must be prepared in line with the requirements of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (hereafter referred to as 'the Regulations').
3. Before adopting any SPD, local authorities are required<sup>1</sup> to prepare a 'Consultation Statement' setting out who was consulted in connection with the preparation of the SPD, the main issues raised in response to the consultation, and how those issues were addressed in finalising the SPD.
4. Once adopted, SPDs are a material consideration which can be taken into account when determining planning applications.

## **Background**

5. Rotherham's Local Plan consists of:
  - Rotherham Core Strategy 2013 – 2028 (adopted September 2014)
  - Rotherham Sites and Policies Development Plan Document (adopted June 2018)
  - Barnsley, Doncaster and Rotherham Joint Waste Plan Core Strategy (adopted March 2012)
  - Dinnington St John's Neighbourhood Plan (adopted May 2021)
  - Wickersley Neighbourhood Plan (adopted May 2022)
  - Maltby Neighbourhood Plan (adopted February 2024)
6. The Rotherham Local Plan provides the framework for determining planning applications. SPDs provide additional detail and guidance on how policies in the Local Plan will be applied when determining planning applications.
7. Following adoption of the Local Plan, the Council is in the process of updating a number of existing planning guidance documents and preparing new guidance to provide further assistance and clarification to applicants when preparing planning applications.

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<sup>1</sup> Regulation 12 The Town and Country Planning (Local Planning) (England) Regulations 2012

## Consultation

8. Preparation of the SPD has been undertaken by, or in conjunction and consultation with, relevant services within the Council. The Council's Development Management service within Planning has reviewed the draft SPD.
9. In October 2024 the Council adopted a revised Statement of Community Involvement, which sets out how and when people can influence new planning documents. Consultation on the draft SPD has been undertaken in accordance with the guidance in this document.
10. The Council's Cabinet approved public consultation on the draft Supplementary Planning Documents at its meeting on 14 April 2025.
11. Regulation 12(b) states that when seeking representations on draft SPDs, then all documents must be made available in accordance with Regulation 35. This requires the Council to make documents available at its principal office and other places within the area that the Council considers appropriate, and to publish the document on the Council's website. The table below sets out the details regarding the consultation exercise.

*Table 1: Consultation Plan*

When were the SPDs consulted on?	Regulation 12(b) of the Regulations requires consultation over a minimum of four weeks. Consultation took place over a four week period, from 23 May to 23 June 2025.
What documents were published?	<p>The following documents were made available as part of the consultation:</p> <ul style="list-style-type: none"> <li>• Householder Design Guide SPD (revised)</li> <li>• The consultation statement</li> <li>• Representation forms</li> </ul>
Where were documents published?	<p>The draft SPD was available to view on the Council's planning consultation website:  <a href="https://rotherham-consult.objective.co.uk/kse">https://rotherham-consult.objective.co.uk/kse</a></p> <p>Links were also provided from the main Planning Policy webpage:  <a href="https://www.rotherham.gov.uk/localplan">https://www.rotherham.gov.uk/localplan</a>  <a href="https://www.rotherham.gov.uk/consultations">https://www.rotherham.gov.uk/consultations</a></p>

	Printed copies	Printed copies of the draft SPD were available to view at Riverside library within normal opening hours. If a hard copy was required, it was provided at a reasonable cost by contacting the Planning Policy Team.
How was the consultation publicised?	Notifications	The Council's Planning Policy team maintain a database of those persons and organisations interested in the preparation of the Local Plan and other planning documents (general and specific consultees). Consultees were notified of the consultation by email.
	Press notice	<p>Notices publicising the consultation were placed in local newspapers and on the Council's website.</p> <ul style="list-style-type: none"> <li>• Rotherham Advertiser (22 May 2025)</li> <li>• Worksop Guardian (23 May 2025)</li> </ul>
How could people comment?	Website, email and post	Comments could be provided through the planning consultation website, by email or by post. Details of how to comment were set out in the press notice, on the website, in the consultation statement, and in consultee notifications.

12. The Council published a consultation statement alongside the draft SPD, in line with the requirements of Regulation 12(a) of the Regulations. This statement has been updated post-consultation, setting out who was consulted in connection with the preparation of the SPD, the main issues raised in response to the consultation, and how those issues were addressed in finalising the SPD.

### **Consultation Responses**

13. The section summarises the main issues raised in representations received for the draft Householder Design Guide SPD and how they have been addressed in preparing the final SPD. Table 1 in Appendix 1 sets out the details of representations from consultees, the Council's responses, and any subsequent changes to SPD. Six representations were received on the draft SPD.
14. In addition to changes as a result of representations received, the Council also revised the SPD in light of further comments from colleagues in the Climate Change Team, reflecting changes in attitude over the last decade towards Renewable Energy and promoting the use of sustainable measure in residential development. The council through its Climate Change Team will consider any potential development to residential properties in the light of its commitment to achieving net zero.

### **Adoption Statement**

15. In accordance with Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), notice is hereby given that the Householder Design Guide Supplementary Planning Document was formally adopted on xxxxxxxx by the Council.
16. The adopted SPD, along with the consultation statement and this adoption statement, can be viewed on the Council's website: [www.rotherham.gov.uk/localplan](http://www.rotherham.gov.uk/localplan).

The documents are also available to view at the Council's principal offices: Riverside House, Main Street, Rotherham, S60 1AE.

17. Any person with sufficient interest in the decision to adopt the Supplementary Planning Document listed above may apply to the High Court for permission to apply for judicial review of the Council's decision to adopt it. Any such application must be made promptly and, in any event, not later than 3 months after the date on which this Supplementary Planning Document was adopted (13 October 2025).

## Appendix 1: Consideration of representations received

**Table 1: Householder Design Guide SPD (revised)**

Consultee	Summary of representation
RMBC Climate Change Team	<p>2.8 - Making a vehicular access (page 29) – we welcome the recommendation that new hardstandings should be porous or have a soakaway, however we would like to query whether the recommendation proposed in 2.5 – Two storey side extensions (page 24) to leave a third of the front garden area for planting could be repeated in section 2.8. We also would welcome a suggestion in this section for householders to install an electric vehicle charging point.</p> <p>2.13 - Design guidance (page 36) we would welcome a stronger statement to begin this section such as “... if you are planning on extending or altering your property, installing renewable energy, low carbon heating or other energy saving measures can future proof your home and even save you money.” The point about noise considerations may be better suited as considerations for heat pumps or wind turbines, rather than the other measures listed.</p> <p>It may also be worth renaming this section to ‘Sustainability measures’ or similar as many of the measures highlighted are not strictly ‘renewable energy’.</p> <p>45 – Solar photovoltaics (page 36) – we welcome the recommendation to install solar PV panels. We feel an explanation of the diagram in this section would be useful as the message is not currently explained.</p> <p>We would also welcome the inclusion of a recommendation to consider installing a battery alongside solar PV as this allows residents to benefit from generated electricity outside of the hours when the panels will be operational (eg at night).</p> <p>46 – Solar water heating (page 36) – we would suggest updating the description of solar water heating to the following, to avoid any confusion: “Solar water heating systems, or solar thermal systems, use energy from the sun to heat water in a hot water cylinder or thermal energy store. The hot water can then be used for baths, showers and hot taps.”</p> <p>47 – Solar hot water heating cont. (page 36) - Consider rewording this to “These systems are widely used for domestic properties and do not generally require planning permission so long as:</p> <ul style="list-style-type: none"> <li>- Panels do not protrude more than 0.2m beyond the plane of the wall or the roof slope.</li> <li>- Panels do not protrude above the roofline (excluding chimney).”</li> </ul> <p>49 – Ground source heat pumps and air source heat pumps (page 37) – we would query whether the advice on this section on air source heat pumps needs to be further expanded, given the increasing rates of installation of this</p>

technology. For example, indicating whether a heat pump is likely to be permitted development or not, and referring to the Planning Portal's guidance on air source heat pumps.

50 – Green roofs and walls (page 37) – we welcome the recommendation to install green roofs and walls, but we recommend highlighting the need for ongoing maintenance for this type of installation.

51 – Rainwater harvesting (page 37) – we welcome the recommendation to install rainwater harvesting, although we would note that harvested rainwater cannot usually be used for drinking unless it has been treated. Harvested rainwater is more suited to use in toilet flushing, irrigation and vehicle washing.

In addition to the measures listed, we would also like to suggest that external wall insulation could be included within this guidance, and would like to highlight Leicester City Council as having comprehensive guidance on this measure: <https://www.leicester.gov.uk/your-council/policies-plans-and-strategies/energy-efficiency/advice-on-external-wall-insulation/planning-permission-for-external-wall-insulation/>

Additionally, we suggest highlighting the importance of ensuring the property achieves an EPC rating of C or above. This will support the borough's 2040 decarbonisation targets. The government requires all rented properties to have an EPC rating of C or above by 2030: [Warm homes and cheaper bills as government accelerates Plan for Change - GOV.UK](#).

Finally, we would also like to point to examples of other councils which have taken actions to more actively encourage the installation of renewable energy measures (specifically solar PV panels):

- London Borough of Hammersmith and Fulham Council – offer free planning advice for those making energy efficiency improvements <https://www.lbhf.gov.uk/planning/climate-change-and-planning>
- Royal Borough of Kensington and Chelsea and Babergh District Council – use of Local Listed Buildings Consent Order to remove the requirement for owners of listed buildings to apply for planning permission to install solar PV panels. <https://www.local.gov.uk/case-studies/royal-borough-kensington-and-chelsea-local-listed-building-consent-order> and <https://www.babergh.gov.uk/w/councils-first-in-country-to-clear-the-way-for-listed-building-energy-upgrades>

#### Council response

Thank you for your representations on the revised draft SPD. I have read your comments with interest and note the comments raised. It is considered that many of these comments and suggestions can readily be dealt with through minor changes to the 'Sustainability Measures' chapter of the SPD.

#### Changes to SPD



	<p>The Council has amended the SPD to reflect the points raised by the Councils Climate Change Team at paragraph points, 2.8, 2.13, 46, 47, 49, 50, 51 and part of point 45, to aid clarity of the guidance within the SPD.</p> <p>However, point 45 when the comment was made to include an explanation of the diagram, it was felt that this wasn't needed, as a description was not included in the previous SPD and the diagram is quite explanatory.</p> <p>In the other comments section, where suggested we include information on external wall insulation, this has now been included and we believe this will be beneficial and will aid the guidance.</p> <p>In terms of the other example councils which have taken actions to more actively encourage the installation of renewable energy measures (specifically solar PV panels), whilst we acknowledge the suggestions, the suggestion of free planning advice for renewables, would be outside the remit of the SPD and it would also result in a loss of income. In regard to the suggestion of the removal of the requirement for permission for solar PV on Listed Buildings, we would have to decline this suggestion, as we would still want to assess these schemes and protect the historic fabric of the building. We will support renewable schemes on Listed Buildings where appropriate but would still want to have some degree of control.</p>
Historic England	Summary of representation
	<p>We welcome that paragraphs 15 and 16 (on page 9) of the SPD flag the potential requirement for a planning application to be submitted for householder development proposals that may ordinarily benefit from permitted development where they are within a Conservation Area or involve a Listed Building. However, we suggest that the first sentence of paragraph 15 is amended to read: "In cases where a householder development proposal affects a dwelling in a Conservation and/or a Listed Building, planning permission (and in some cases Listed Building Consent) may be required."</p>
	Council response
	<p>Thank you for your representations on the revised draft SPD. I have read your suggested wording amendment to chapter 15 and It is considered that the suggested amendment can readily be used within the final SPD.</p>
	Changes to SPD
	<p>The Council has amended paragraph 15 to the amended wording suggested by Historic England. The change to chapter 15 will look to make the wording more clear and concise.</p>
Canal & River Trust	Summary of representation
	<b>Comment on Design Guidance 2.10 on page 31: Boundary Treatments</b>

Boundary treatments facing our network can have a significant impact on the use experience of the waterway network, and would likely also have an impact on other pedestrian and cycling routes not in our jurisdiction. Notably, tall boundary fences or walls can create a sense of enclosure, reducing surveillance of these spaces, which can make them feel less safe and discourage their use. Poorly designed treatments can also often appear out of character with our spaces, detracting from the wider landscape appearance of our linear network.

The proposed text for Design Guidance 2.10, whilst including good principles for the design and appearance of boundary treatments, is worded with a greater focus on the impact of the boundary treatments on the street scene and near highways, as opposed to also considering locations where treatments have the potential to impact non vehicular routes.

Paragraph 96 of the National Planning Policy Framework seeks to promote the provision of healthy, inclusive and safe places, and states that this can be met through providing for safe and easy pedestrian and cycling connections; provide spaces with less fear of crime; and through the provision of safe and accessible green infrastructure.

To effectively ensure that the above policy requirements can be met, we consider that the SPD document should include text that specially addresses the risk to non vehicular footpaths and cycleways. Although we note that some boundary treatments of up to 2m in height can be erected utilising permitted development rights, we still believe this could be effective as it would be taken into account for situations where treatments over 2m in height are considered, and in locations where Permitted Development Rights do not apply (for example, where Article 4 restrictions apply).

This could be achieved through amendments to the text of Guidance 2.10. Suggested inclusions in bold are provided below as an example of how this could be achieved:

*“Where permission is required, careful consideration of the location and choice of materials should be used as the wall or fence can have a significant effect on neighbours’ properties and can be a prominent feature in the street scene, **or alongside footpaths and cycleways**. High front boundary walls/fences/gates create a poor street scene and can be visually oppressive particularly in areas where front gardens are generally open or formed of low boundaries. **Tall boundary treatments can also adversely impact the attractiveness and useability of cycleways and footpaths**. The following points should be considered: Visibility at the entrance to a drive may be important in road safety terms, especially for pedestrians passing your house. A fence or wall on a side boundary can obstruct visibility to a drive. **A fence or wall obstructing surveillance of non-vehicular footpaths or cycleways could increase the potential for crime or fear of crime for users.**”*

	Council response
	Thank you for your representations on the revised draft SPD. I have read your suggested amendment to section 2.10 and it is considered that the suggested wording amendment can readily be used within the final SPD.
	Changes to SPD
	The Council has amended chapter 2.10 to include the amended wording suggested by the Canal and River Trust. The change to section 2.10 will look to include and address the risk to non vehicular footpaths and cycleways, in terms of householder development and it will look to make the wording in the SPD more clear and concise.
Coal Authority	Summary of representation
	I can confirm that we have no specific comments to make on this consultation document.
	Council response
	Noted
	Changes to SPD
Natural England	None
	Summary of representation
	Natural England does not have any specific comments on the draft Householder Design Guide Supplementary Planning Document for Rotherham Metropolitan Borough Council.
	Council response
	Noted
Nottingham County Council	Changes to SPD
	None
	Summary of representation
	I can advise that at this time the County Council does not have any strategic planning policy comments to make. However, if there is a specific issue you wish us to provide comments on, please let me know as soon as possible.
	Council response
	Noted
	Changes to SPD
	None
Other changes to the SPD by the Council	
N/A	